

**Sally
Harrison**
ESTATE AGENTS

Offers Around £74,950 Freehold



15 Lower East Avenue, Barnoldswick,
Lancashire BB18 6DN



PROPERTY DESCRIPTION

ATTENTION ALL RENTAL INVESTORS! Currently occupied by a long term tenant, who has lived in the property for over 15 years and is on a shorthold tenancy agreement, due to be renewed in February 2024, which will then have a rental income of £500 per calendar month. This stone built mid terraced house is situated in a popular residential area, located just a short distance from the town centre shops and other amenities.

Providing nicely proportioned living space and having the benefit of pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, a sitting room and a kitchen, fitted with light wood finish shaker style units, a built-in electric oven and hob, with a stainless steel extractor canopy over. There are two double bedrooms on the first floor and a bathroom, fitted with a three piece white suite, with a shower over the bath. On the second floor is a converted loft room, which could be utilised for many purposes including an occasional third bedroom. There is an enclosed yard at the rear, with two outbuildings, providing useful storage space.



FEATURES

- Mid Terraced House in Popular Area
- Existing Long Term Tenant
- Convenient for Access to Town Centre
- Nicely Proportioned Accommodation
- Ent Vestibule & Sitting Room
- Ftd Kitchen with Built-in Oven & Hob
- 2 Double Bedrooms
- Bathrm - White Suite & Shwr over Bath
- PVC Dble Glazing & Gas Central Heating
- Enclosed Yard with Useful Outbuildings





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Entrance door, with a window light above. Internal door opening into the sitting room.

Sitting Room

14' 3" x 11' 3" plus recesses (4.34m x 3.43m plus recesses)

The sitting room has a pvc double glazed window, a radiator and television and telephone points.

Kitchen

9' 10" x 7' 11" (3.00m x 2.41m)

The kitchen is fitted with light wood finish shaker style units, laminate worktops, with tiled splashbacks, and a single drainer sink, with a mixer tap. It also has a built-in electric oven and hob, with an extractor hood over, plumbing for a washing machine and the wall mounted gas combination central heating boiler is housed in the kitchen. PVC double glazed window, radiator, enclosed stairs to the first floor, with an under-stairs storage cupboard, and there is an additional pvc double glazed window at the foot of the stairs. External door.

First Floor

Landing

Enclosed stairs to the converted loft room.

Bedroom One

12' 9" x 6' 5" (3.89m x 1.96m) plus 5' 8" x 4' 9" (1.73m x 1.45m)

This L shaped double room has a pvc double glazed window and a radiator.

Bedroom Two

7' 8" x 7' 0" (2.34m x 2.13m)

This single room has two pvc double glazed windows and a radiator.

Bathroom

Fitted with a white three piece suite, comprising a bath, with a mixer tap/shower over and tiled splashback, a pedestal wash hand basin and a w.c. Extractor fan and radiator.

Second Floor

Converted Loft Room

The converted loft room is a beneficial attribute and could be used for many purposes, including, with improvement, an occasional third bedroom. Double glazed Velux window and a radiator.

Outside

Rear

Enclosed yard with outbuildings.

Directions

Proceed from our office on Church Street into Skipton Road. Go past the Holy Trinity Church set up on the left, then at the T junction, turn left and then go right at the mini roundabout, continuing on Skipton Road. Lower East Avenue is the third right turning off Skipton Road.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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