



21 York Street, Sutton-In-Ashfield NG17 2AG

Offers Around £85,000

Great Buy to Let opportunity ! A traditional town house in an area where there is high demand for rented accommodation and affordable starter home.

- Lounge plus dining room
- Kitchen with oven and hob
- Cellar/storage area
- Now vacant

DESCRIPTION AND SITUATION

The sale of this traditional, three storey, mid town house will be of immediate interest to the Buy to Let investor as well as the First Time Buyer looking for an affordable starter home.

The property provides comfortable living accommodation with two separate reception rooms complemented by three bedrooms on the upper two floors. It is found within an established, residential location where there is currently, extremely high demand for rented accommodation. It lies within easy walking distance to the town centre with all of its facilities.

The property is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above.

Offered at a fair and realistic price, an early inspection is recommended to avoid disappointment.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

GROUND FLOOR:**LOUNGE 11'10" x 11'3" (3.61 x 3.43)**

Cupboard containing gas and electricity meter, central heating radiator and double glazed window.

**LOBBY**

With staircase giving access to the first floor accommodation.

DINING ROOM 11'10" x 11'3" (3.62 x 3.44)

Double glazed window, central heating radiator, wall mounted gas boiler, door to the cellar which provides useful additional storage space.

**KITCHEN 8'3" x 5'9" (2.53 x 1.77)**

Stainless steel single drainer sink unit, four ring gas hob/oven, plumbing for washer, double glazed window, central heating radiator, double glazed uPVC door to the rear gardens.



FIRST FLOOR:

LANDING

With staircase giving access to the second floor accommodation.

BEDROOM 11'10" x 11'2" (3.63 x 3.42)

Double glazed window, cast iron Victorian fireplace, central heating radiator, in built storage cupboard.



BEDROOM 7'1" x 6'1" (2.17 x 1.87)

Double glazed window and central heating radiator.



BATHROOM/W.C 8'10" x 4'4" (2.7 x 1.33)

Equipped with bath, wash hand basin, W.C/. full height tiling to the walls. Chrome radiator, double glazed window and fitted storage cupboard.

**SECOND FLOOR:****ATTIC BEDROOM 11'11" x 10'3" (3.64 x 3.14)**

Double glazed uPVC dormer window and central heating radiator.



OUTSIDE

The property is flush fronted to the pavement. On street parking is available subject only to obtaining a Resident Parking Permit. The rear gardens comprise a yard, lawn plus raised timber decked patio enclosed by stone walls and close boarded fencing.

**TENURE**

Freehold. Vacant possession on completion.

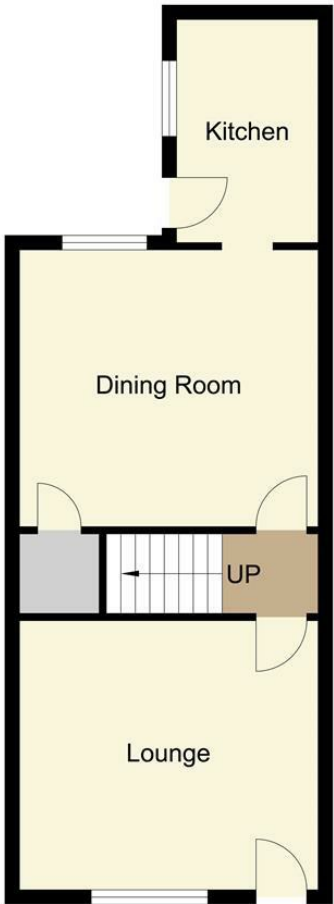
SERVICES

All main services are available and connected. Drainage is to the main sewer. York Street is made up and is an adopted highway repairable at the public expense.

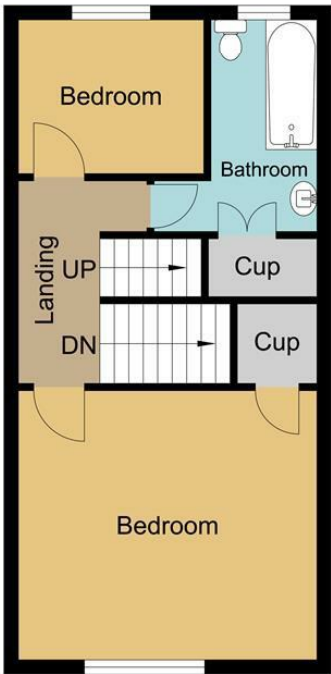
COUNCIL TAX - BAND A**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

York Street, Sutton In Ashfield



Ground Floor



First Floor



Room In Roof

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

