



22 Hudson Street, Burnley, Lancashire  
BB11 4PL





## PROPERTY DESCRIPTION

!! Investment Opportunity !! This immaculately presented mid terrace home is found a short drive from Burnley town centre, and is offered for sale with the current tenant in situ. The tenant has been in place since 2021 and has been under our management the full time. All the relevant certification is in place, and as of September 2023 there are no rent arrears. The rent is currently set at £400pcm. The accommodation comprises of: one welcoming reception room, a brand new fitted kitchen, two well proportioned first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating and is Upvc double glazed throughout. There is a well manicured courtyard garden to the rear. Early viewing is considered a must!

## FEATURES

- Investment Opportunity - Offered for sale with a tenant in situ
- Tenant has been in place since 2021
- All the relevant certificates are in place
- Immaculately present throughout
- One generous reception room
- Brand new fitted kitchen
- Two well proportioned bedrooms
- Modern three piece bathroom suite
- EPC - D
- Early viewing a must!



## ROOM DESCRIPTIONS

### Ground Floor

#### Sitting Room

3.9m x 3.1m (12' 10" x 10' 2")

#### Kitchen

3.8m x 3.89m (12' 6" x 12' 9")

### First Floor

#### Bedroom One

3.88m x 3.18m (12' 9" x 10' 5")

#### Bedroom Two

3.87m x 1.9m (12' 8" x 6' 3")

#### Bathroom

### Outside

#### Outside

