

£79,995 Leasehold



55 Allendale Street, Colne BB8 0BG



PROPERTY DESCRIPTION

!! The perfect buy to let investment !! This well presented two bedroom mid terrace home is found on the ever popular Allendale Street, just off the A56 and only a short drive from the local motorway network (M65 - Junction 14). The property is offered for sale with the current tenant in situ, and the accommodation comprises of: one generous reception room, an eye catching modern fitted kitchen, two spacious bedrooms to the first floor and a fully fitted three piece bathroom suite. The current rent is £525PCM. All the relevant certification is in place. The property benefits from a modern combination boiler and Upvc double glazed windows throughout. Early viewing considered a must!

FEATURES

- Offered for sale with the current long standing tenant in situ
- Current rent is £525PCM
- All the relevant certification is in place
- Well presented mid terrace home
- Found on the ever popular Allendale Street
- Only a short drive from the local motorway network (M65 - Junction 14)
- One generous reception room
- Eye catching modern kitchen
- Two spacious bedrooms
- Fully fitted three piece bathroom suite
- Warmed by gas central heating - ran from a modern combination boiler
- Upvc double glazed throughout
- Early viewing considered a must!



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

with wooden entrance door to the front and wooden door leading through to:

Sitting Room

12' 10" x 12' 8" (3.90m x 3.85m)

Modern Kitchen

10' 1" x 9' 2" (3.08m x 2.80m)

First Floor

Bedroom One (Front)

12' 9" x 11' 4" (3.88m x 3.45m)

Bedroom Two

10' x 7' 6" (3.04m x 2.29m)

Bathroom

A fully fitted three piece bathroom suite comprising of a low level W/C, pedestal wash basin and a panelled bath. There is tiling to compliment.

Outside

Yard

A large than expected rear yard that has potential to be used as off road parking.

Further Information

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The property is on a leasehold title, with the residue of a 999 year lease remaining, the annual ground rent is £1.05.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband connectivity is offered by a number of companies, and ultrafast is available.

EPC - D

Council Tax - Band A

