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MORTGAGE PROCEDURE

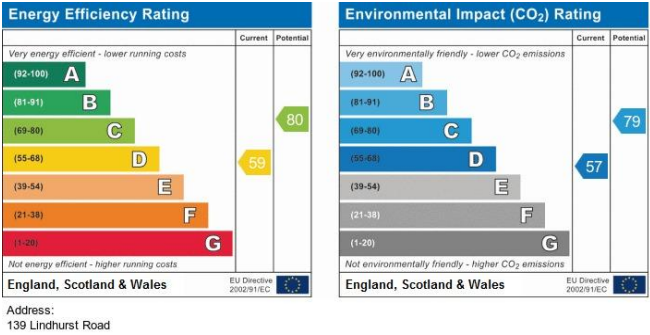
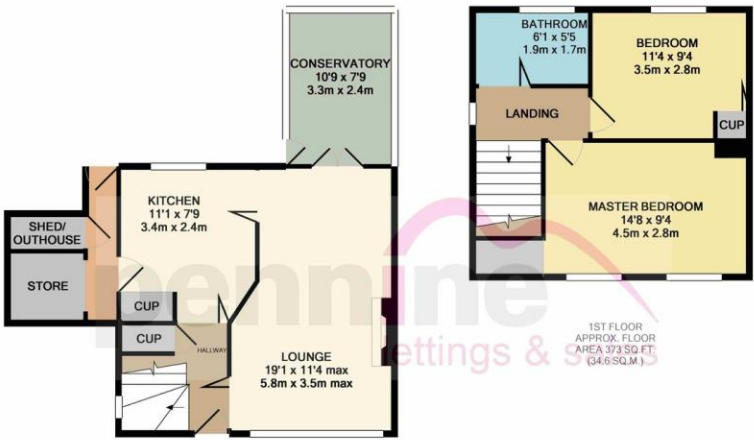
If you wish to make an offer on this property before contacting a Financial Advisor or Solicitor you should make your offer to our office to avoid any delay and the possibility of a sale being agreed to other interested parties. Under the Estate Agents act 1991 you will be required to give us your financial details to enable us to qualify your ability to purchase before we can recommend your offer to our sellers. Offers may be made by visiting our Penistone Office or by telephone on 01226 766755.

MONEY LAUNDERING REGULATIONS:

In order to proceed with a sale we will need confirmation of Identity and Proof of address.

FREE VALUATION

If you have a property to sell and would like to discuss your requirements with us we offer a free no obligation valuation.



139 LINDHURST ROAD, ATHERSLEY

£75,000

* SOLD WITH SITTING TENANTS * WE ARE PLEASED TO PRESENT TO THE MARKET THIS TWO BEDROOMED SEMI-DETACHED HOME OF DEFINITE INTEREST TO INVESTORS REQUIRING A SUPERB INVESTMENT WITH GOOD RENTAL YIELD WITH EXISTING TENANTS.

- Two Bedrooms
- Semi Detached
- Popular residential area



We welcome to the market this well presented two bedroom semi detached family home with generous gardens and off road parking. Situated within a popular residential area, this property will prove popular to investors with a good rental yield. * CURRENTLY SITTING TENANTS *

The accommodation with gas central heating briefly comprises;

Front entrance, Lounge, a good size room with front facing window and attractive feature fireplace with living flame fire. Double opening doors lead into the conservatory, a very useful addition with a pleasant aspect over the rear garden. Kitchen, attractively presented with a range of fitted wooden fronted units to the high and low level incorporating a stainless steel sink unit and plumbing for washing machine. An external door leads to the lean to, a covered external storage area with power and the potential to convert into a utility room. To the first floor, Bedroom One, a good sized double bedroom, Bedroom Two, again a good sized bedroom, Bathroom, with white suite comprising panelled bath, push button wc and pedestal wash hand basin. There is a good sized fully boarded loft area with light and power.



Outside, to the rear is a good sized garden laid to lawn and a storage shed. To the front, a gated driveway provides off road parking and a small attractive front garden.

Please note these are draft details and have not yet been verified by our vendor client.

GENERAL INFORMATION

PLEASE NOTE THAT ALL OF OUR INCOMING AND OUTGOING TELEPHONE CALLS ARE RECORDED.

TENURE: Freehold

FIXTURES & FITTINGS

Only items specifically mentioned in these particular's are included in the sale.

LOCATION

The post code for Sat Nav purposes is S71 3DG and a street map is provided attached to this advertisement.

SERVICES Mains Gas, Electricity, Water & Drainage.

IMPORTANT NOTES

These details were prepared from an inspection of the property and information provided by the vendor on 8th November 2018.

MISREPRESENTATION ACT 1967 & MISDESCRIPTION ACT 1991 - When instructed to market this property every effort was made by visual inspection and from information supplied by the vendor to provide these details which are for description purposes only. Certain information was not verified, and we advise that the details are checked to your personal satisfaction. In particular, none of the services or fittings and equipment have been tested nor have any boundaries been confirmed with the registered deed plans. Pennine Lettings & Sales Ltd or any persons in their employment cannot give any representations of warranty whatsoever in relation to this property and we would ask prospective purchasers to bear this in mind when formulating their offer. We advise purchasers to have these areas checked by their own surveyor, solicitor and tradesman. Pennine