



david bailes
property professionals

**West Street,
Grange Villa, Chester Le Street, DH2 3LP**

- Mid terraced house
- 2 bedrooms
- Tenanted Property paying £360 PCM
- Offering a yield of 9.6%

£46,500

EPC Rating D (67)





Property Description

ATTENTION LANDLORDS We offer this two bedroom extended terraced house with a tenant paying £360 PCM equating to a yield of 9.6%. Comprising a lounge, breakfasting kitchen, first floor landing, two double bedrooms and a bathroom. Self-contained yard to the rear. Gas combi central heating, Council Tax band A, EPC rating D (67). Virtual tour available on our YouTube channel.

LOUNGE

14' 6" x 14' 5" (4.42m x 4.40m) Fire surround with marble hearth, base storage to one alcove, uPVC double glazed window, stairs to the first floor, one double and one single radiator, TV aerial point and a door leading to the breakfasting kitchen.

BREAKFASTING KITCHEN

8' 1" x 14' 5" (2.48m x 4.40m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for a slot in electric cooker, stainless steel sink with mixer tap, plumbed for a washing machine, pace for a



fridge/freezer, wall mounted gas combi central heating boiler, uPVC double glazed window and matching rear exit door, laminate flooring, PVC panelled walls and a double radiator.

FIRST FLOOR

LANDING

BEDROOM 1 (TO THE FRONT)

14' 6" x 14' 5" (maximum) (4.42m x 4.40m) uPVC double glazed window, loft access hatch and a double radiator.

BEDROOM 2 (TO THE REAR)

8' 1" x 8' 9" (2.48m x 2.67m) uPVC double glazed window and a single radiator.

BATHROOM

4' 9" x 5' 10" (1.47m x 1.80m) A white suite featuring a panelled bath, PVC panelled splash-backs, shower fitment and a folding glazed screen. Pedestal wash basin, WC, extractor fan, single radiator and a uPVC double glazed window.



EXTERNAL

TO THE REAR

Self-contained yard to the rear.



HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (67). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax Band A, which currently equates to £1,469 per annum.



TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

FINANCIAL ADVICE

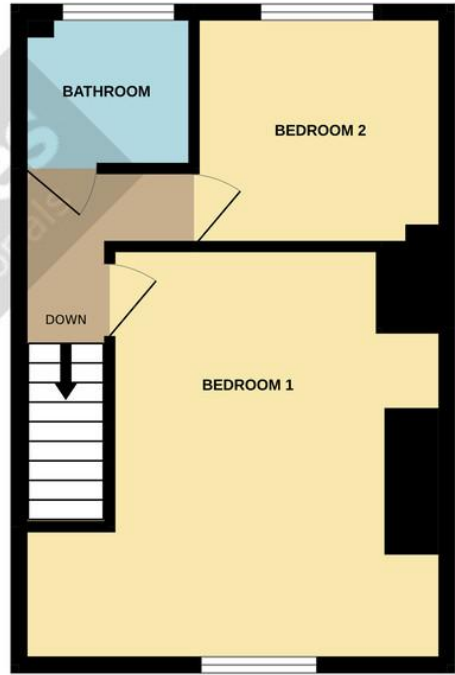
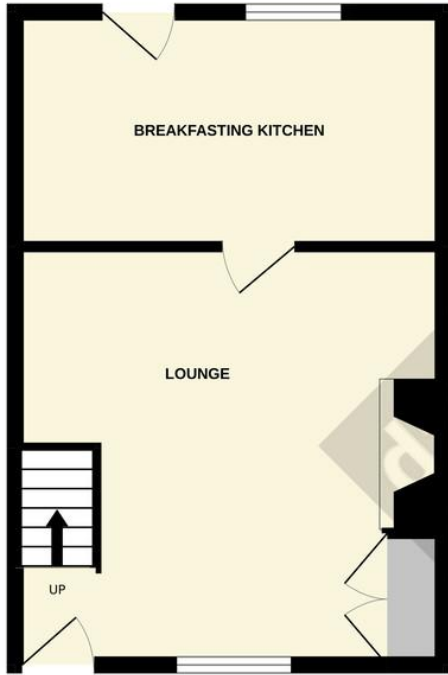
Please note that most mortgage lenders do not lend on Buy To Let purchases of less than £50,000. We recommend you check with your financial advisor if you require funding prior to arranging a viewing. We have independent mortgage advisers within our branch, who can help provide you with the right advice. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.

GROUND FLOOR
30.2 sq.m. (325 sq.ft.) approx.

1ST FLOOR
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 59.9 sq.m. (644 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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