

15 Dinting Lane, Glossop, Derbyshire, SK13 7GA



- ATTENTION LANDLORDS
- FREEHOLD Tenanted Property
- 5 % yield
- Stone Cottage off main road
- Lounge with feature fireplace

- Kitchen & Conservatory
- Two Bedrooms
- Family Bathroom
- Useful Loft Room
- Front & Rear Gardens

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MAIN DESCRIPTION

ATTENTION LANDLORDS

Stepping Stones are delighted to offer for sale this Freehold and Chain free TENANTED property for sale within close proximity to Glossop Town Centre.

The property is to be sold with the tenant in situ who has a desire to remain as a long term tenant. The internal accommodation in brief comprises; Lounge with feature fireplace, kitchen and conservatory to the ground floor and two bedrooms and bathroom to the first floor. There is a spacious and useful loft room which is fully boarded and accessed by fixed ladders.

Externally there is a small courtyard to the rear and private garden to the front.

Viewing is highly recommended.



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LOUNGE 14' 5" x 13' 0" (4.39m x 3.96m)

uPVC double glazed external door to lounge with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling spotlights, internal door to kitchen.

KITCHEN 14' 1" x 8' 6" (4.29m x 2.59m)

A range of high and low fitting kitchen units with contrasting work surfaces and splashback tiling, integrated electric oven and induction flooring hard over hub extractor fan, boiler housing, plumbing, automatic washing machine, space for condensing dryer, space for to fridge freezer, ceiling spotlight, stairs to the first floor accommodation uPVC double glazed door to conservatory.

CONSERVATORY 12' 2" x 10' 7" (3.71m x 3.23m)

A generous sized conservatory with uPVC double glazed windows, wall-mounted radiator, tiled flooring.

LANDING

Stairs from the ground to the first floor, internal doors to the first floor accommodation.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

A three-piece suite comprising low-level WC, pedestal sink unit and bath with over bath shower, splashback tiling, uPVC double glazed window to the rear elevation, wall-mounted chrome heated towel rail.

MAIN BEDROOM 13' 7" x 10' 0" (4.14m x 3.05m)

A generous bedroom with uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point.

BEDROOM TWO 8' 7" x 7' 0" (2.62m x 2.13m)

uPVC double glazed window to the elevation, wall-mounted radiator, ceiling spotlights.

ATTIC SPACE

Fully boarded with spotlights and two Velux windows, wall-mounted radiator.

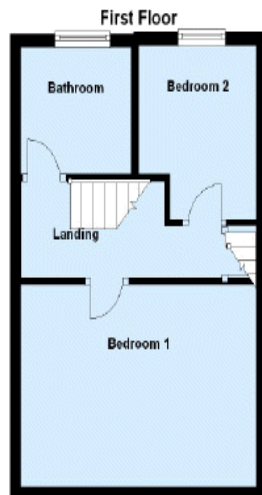
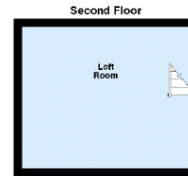
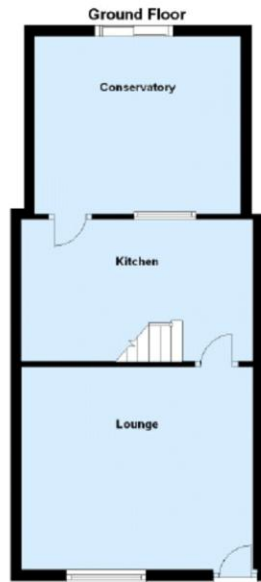
EXTERNALLY

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DISCLAIMER

Tenure - Freehold
Council Tax Band - B
EPC Rate - C
Yield - 5%





Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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