



15B Hill View Road,
Brimington S43 1JW

£60,000



WILKINS VARDY

£60,000

INVESTMENT OPPORTUNITY WITH POTENTIAL 9% GROSS RENTAL YIELD

Offered for sale with no upward chain is this spacious two bedroomed first floor flat offering 835 sq.ft. of easily managed accommodation, together with off street parking, in this popular residential area, conveniently situated for the local amenities in Brimington.

- First Floor Flat
- GCH & uPVC Double Glazing
- Generous Living Room
- Kitchen/Diner
- Two Bedrooms
- 4-Piece Bathroom
- Communal Parking
- NO CHAIN
- EPC Rating: D

Lease Information

The property is Leasehold - Unexpired term of 99 year lease from 24/06/1985.

Ground Rent is £25.00 per annum.

The property is understood to have a lease with only 65 years unexpired term. Whilst it is thought possible that the lease could be extended, our client is looking to sell the property in its present situation. This may restrict the availability of mortgage finance in the short term, and therefore all parties are advised to seek clarification from their mortgage provider prior to making an offer. It may be that the property will only be suitable to cash buyers at this time.

General

Gas central heating (Ideal Esprit Eco Combi Boiler)

uPVC double glazed windows and doors

Gross internal floor area - 77.5 sq.m./835 sq.ft.

Council Tax Band - A

Secondary School Catchment Area - Springwell Community College

On the Ground Floor

Entrance Hall/Utility Area

Fitted with wall and base units and having space and plumbing for an automatic washing machine.

A staircase rises to the First Floor accommodation.

On the First Floor

Spacious Landing

With loft access hatch.

Bathroom

Being fully tiled and fitted with a 4-piece suite comprising shower cubicle with mixer shower, panelled bath, pedestal wash hand basin and low flush WC.

Vinyl flooring.

Living Room

18'10 x 12'2 (5.74m x 3.71m)

A generous front facing reception room having a feature fireplace with wood surround, marble effect inset, hearth and electric fire.

Bedroom Two

10'9 x 7'8 (3.28m x 2.34m)

A front facing single bedroom with laminate flooring.

Bedroom One

13'10 x 10'11 (4.22m x 3.33m)

A good sized front facing double bedroom.

Kitchen/Diner

13'7 x 10'11 (4.14m x 3.33m)

Being part tiled and fitted with a range of white wall, drawer and base units with complementary work surfaces over.

Inset single drainer stainless steel sink with mixer tap.

Integrated electric oven and 4-ring hob with extractor over.

Space is provided for an under counter fridge.

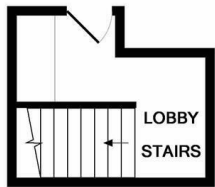
Tiled floor.

Outside

There is a communal parking area to the front of the property.

A side path leads to the rear of the property where the entrance door is located for access to the flat. There is also a yard area.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 81 SQ.FT.
(7.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 721 SQ.FT.
(67.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 plus) 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 & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales		EU Directive 2002/91/EC

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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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