



2 Bedrooms

INVESTMENT PROPERTY - TENANTED - BUYERS SOURCING FEE APPLICABLE

RENTAL VALUE: £400

GROSS YIELD: 8%

Two bedrooomed ground floor flat situated in a popular residential area in the town of Crook. Being sold with a long term tenant in situ. Benefitting from gas central heating and double glazing, the property comprises; Hallway, lounge, kitchen, two bedrooms, bathroom/wc and rear garden.

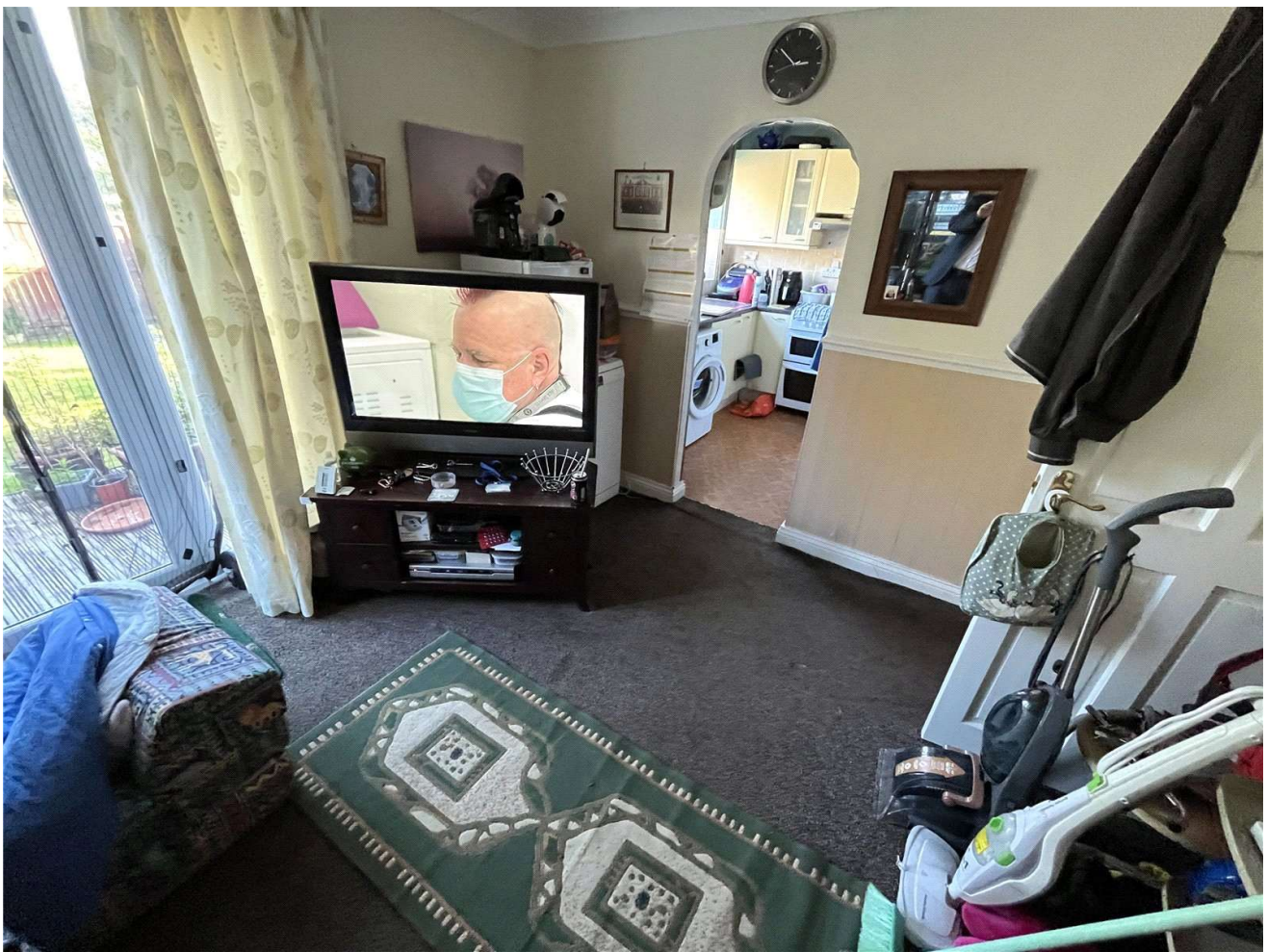
To ensure a fast and secure sale. You can secure the sale with a reservation fee of £1,200 inclusive of vat giving the buyer exclusive rights to purchase within a given timeframe and an additional £1,200 inclusive of vat on completion. Paying the reservation deposit ensures that the seller takes their property off the market as soon as the sale is agreed and reserves it exclusively for you, eliminating gazumping.

**16 Collier Close,
Crook, DL15 9PU**

Asking Price:

£53,500

EPC Rating: D



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CTB A

NB Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract.



For additional information and full photo gallery please visit www.holbrookandco.co.uk



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Tenure Freehold

Directions

Council Tax Band - A

Tenure - Leasehold

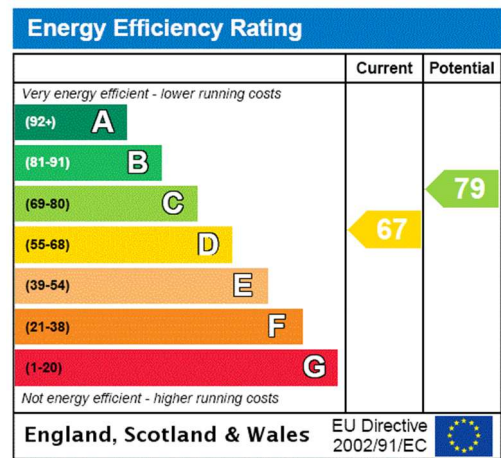
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.
While 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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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract