

Because life is

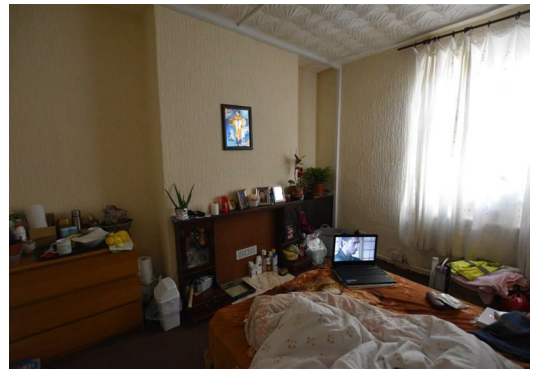
Petty
Real™

For
Sale



43 Bracewell Street
Burnley BB10 1SS

£89,000



Key Features:

- HMO
- Kitchen/Diner
- Two Generous Sized Single Bedrooms
- Shower Room
- Three-Piece Bathroom
- Fully Tenanted
- Two Double Bedrooms
- Fantastic Yield
- Utility
- Close To Local Amenities

Tenure: Freehold
EPC Rating: D
Council Tax Band: A



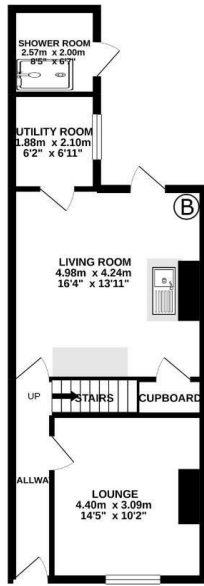
26 Manchester Road, Burnley, Lancashire, BB11 1HH
T:



www.pettyreal.co.uk

4 BEDROOM House

GROUND FLOOR
42.9 sq.m. (461 sq.ft.) approx.



1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



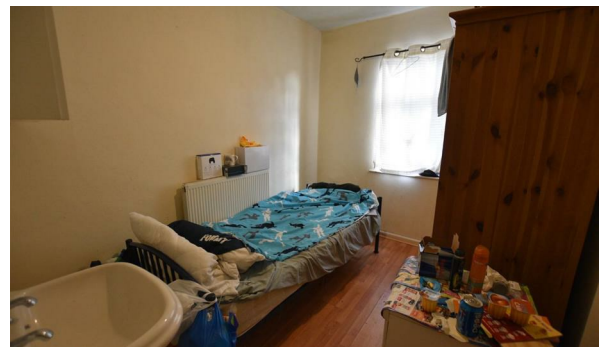
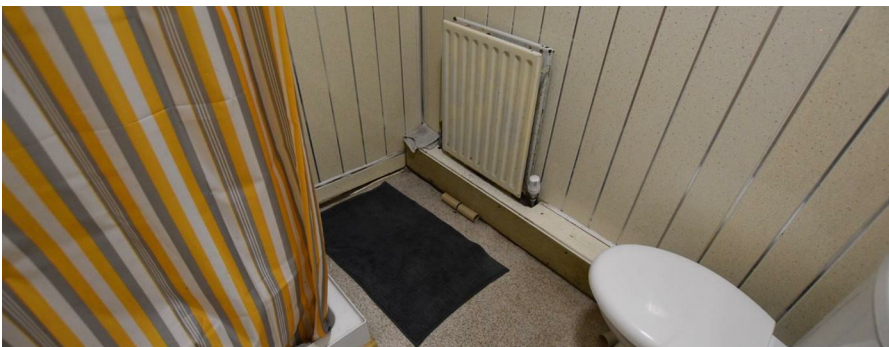
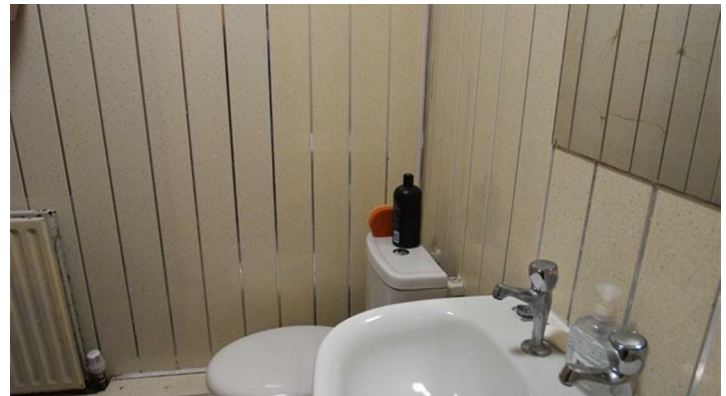
TOTAL FLOOR AREA: 78.4 sq.m. (844 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, appliances and fittings shown here are not guaranteed to be in operation or efficiency can be given. Plans will measure 1:50.

Main Description:

ATTENTION ALL INVESTORS!

HMO in the highly sought after area of BB10.
Currently Licenced by Burnley Council for up to and including 4 people.
This property is fully Tenanted with a range of different rents being achieved.
Current house rent is £228 per week - £11,856 per year.
Close to Boohoo, Burnley General Hospital, Bus Stops and a short walk into Burnley Town Centre.
The property briefly comprises on the ground floor, double bedroom, dining/kitchen, utility room which could be converted to a bedroom and a shower room with a 2nd WC.
On the first floor there are two single bedrooms and a double bedroom with a shared bathroom comprising low-level WC, pedestal hand wash basin and an electric quadrant shower.
The House has Double Glazed Windows fitted throughout.
A Gas Combination Boiler is fitted, with Radiators throughout the House.
Boiler has been serviced yearly and has a current Gas Landlord Safety Certificate.
The House also has an up to date Electrical Safety Test Certificate, including all relevant items PAT Tested.
A Mains Wired Smoke Alarm is fitted throughout.
Fire Doors with Fire Frames have also been fitted throughout.
Externally there is a private enclosed rear yard where the 2nd shower room can be accessed.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property