

HUNTERS[®]

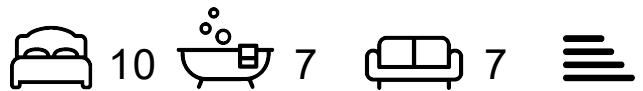
HERE TO GET *you* THERE



Daisy Hill

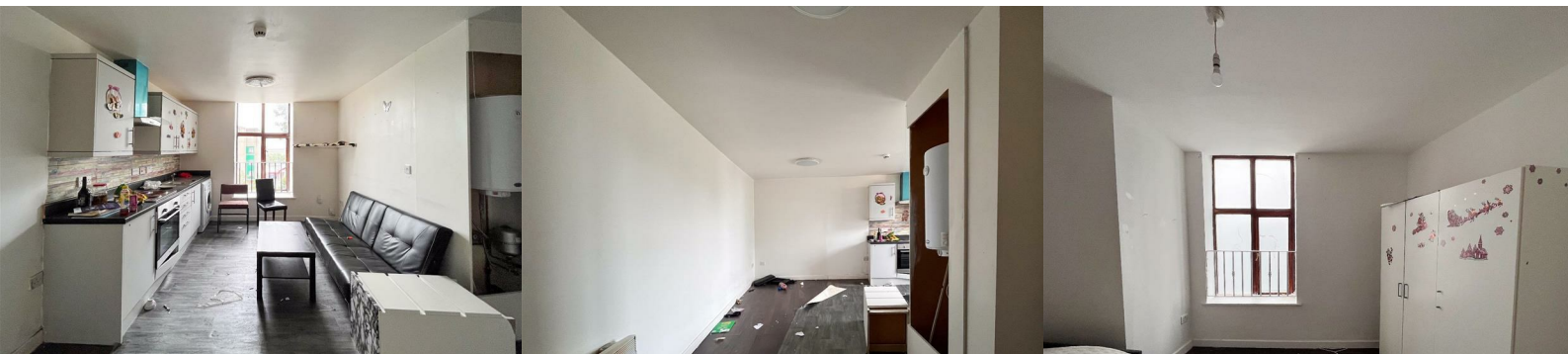
Dewsbury, WF13 1LT

Guide Price £325,000



FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID OF £325,000 PLUS RESERVATION fee of 4.2% applies, subject to a minimum of £6,000 inc VAT

A rare opportunity to acquire a residential investment property which is currently let and has the potential to produce a rental yield of just over £40,000 PA. Currently comprising of four one bedroom flats and three two Bedroom Flats. The property is situated in the heart of this vibrant town and close to the railway station which is on the main Leeds , Manchester and York Transpennine Express route. There are excellent shops and facilities within the town and the road network brings Huddersfield, Leeds, Bradford, Wakefield and Manchester towns and cities within easy reach. Please call for our full fact sheet for more comprehensive information on this exciting Investment Opportunity. The tenure of the property is understood to be Freehold. The property is for sale by The West Yorkshire Property Auction powered by iamsold Ltd.



FLATS

The current Tenancy Schedule is as follows:

- Flat 1, 1 bed - £5,100 per annum potential.
- Flat 2, 1 bed - £5,100 per annum potential.
- Flat 3, 1 bed - £5,100 Per annum
- Flat 4, 2 bed - £6,600 per annum
- Flat 5, 1 bed - £5,100 per annum potential.
- Flat 6, 2 bed - £6,600 per annum potential.
- Flat 7, 2 bed - £6,600 per annum potential.

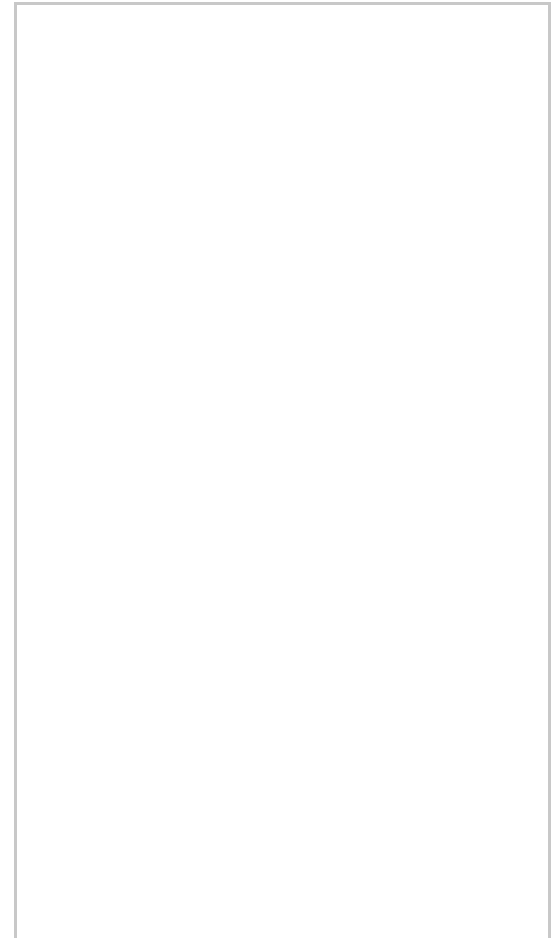
VIEWING ARRANGEMENTS

By appointment only

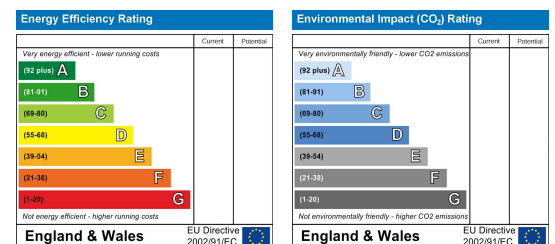
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

32-34 Market Place, Dewsbury, West Yorkshire, WF13 1DL
Tel: 01924 663222 Email: dewsbury@hunters.com <https://www.hunters.com>