



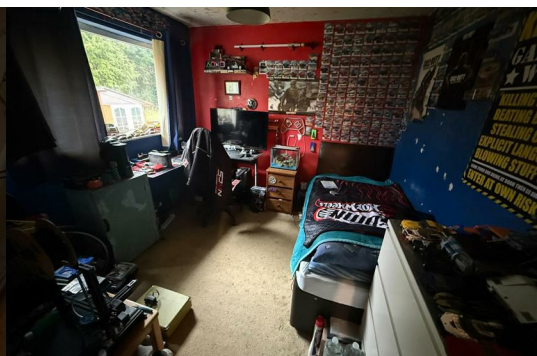
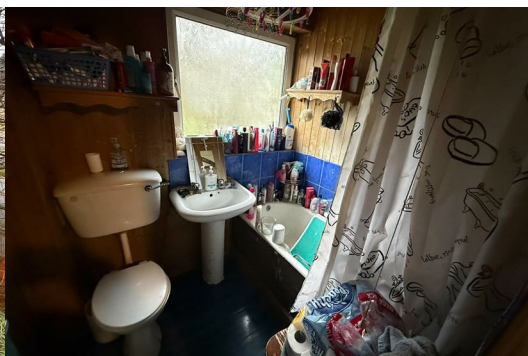
59 Devonshire Drive

Clayton-LeMoors, BB5 5RJ

£85,000



Investment Opportunity!! A Three Bedroom Semi-Detached House with Gardens front and rear. Realistically priced to sell, the property requires modernisation and is being sold with a tenant in situ. The layout comprises: Entrance Hallway with staircase, Lounge/Dining Room and Kitchen. Three Good Size Bedrooms and Three Piece Bathroom. Gas central heating and uPVC Double Glazing. Ideal location close to schools, church's, bus routes and other local amenities. The property is currently generating £8,008 per annum rental income, providing a ready-made investment with income from day one.



Entrance Hallway
Stairs to the First Floor. Central heating Radiator.

Cloakroom
UPVC Double Glazed Window. WC and Wash Basin.

Lounge 11'37 x 8'97 x 19'27 (3.35m x 2.44m x 5.79m)
UPVC Double Glazed Window and Two Central Heating Radiators. UPVC Patio Doors to the Rear Garden.

Kitchen 8'95 x 9'76 (2.44m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator.
Wall and Base Cupboards. Inset Sink. Door to Rear Garden.

First Floor
Landing

Bedroom One 10'58 x 13'27 (3.05m x 3.96m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Two 12'12 x 9'74 (3.66m x 2.74m)
UPVC Double Glazed Window and Central Heating Radiator.

Bedroom Three
UPVC Double Glazed Window and Central Heating Radiator.

Bathroom
UPVC Double Glazed Window and Central Heating Radiator.
Three Piece Suite comprising of Paneeld Bath, Wash Basin and WC.

External

Disclaimer 1
Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2
All fixtures and fittings in the property are excluded unless otherwise stated.

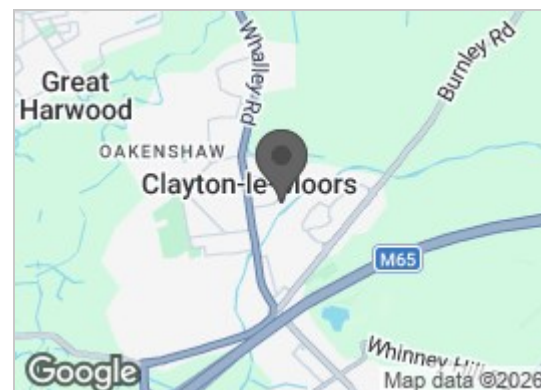
Disclaimer 3
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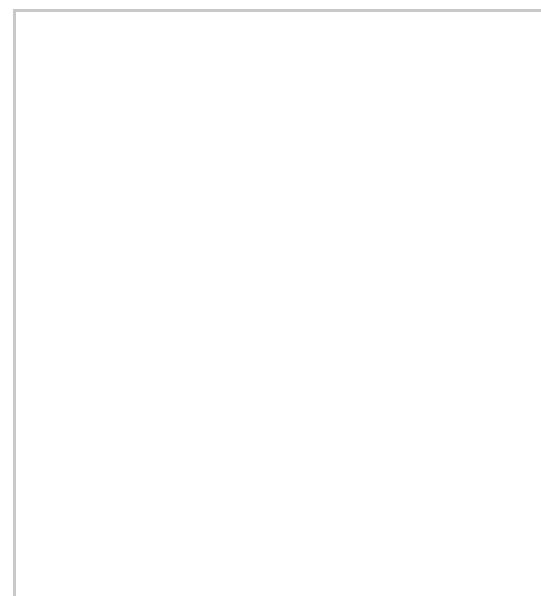
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Area Map



Floor Plans



Energy Efficiency Graph

