



13 Oddfellows Street, Scholes, Cleckheaton, BD19 6NX

GREAT INVESTMENT OPPORTUNITY - Currently Let at £7,740 PCM - Gross Yield 6.5-7%

WELL PRESENTED, mid through-by-light terraced cottage located in the heart of Scholes which is let to a long standing tenant. Always popular, Scholes offers good access links to the surrounding towns and cities, the M62 and has good local amenities and schools. Refurbished by the current owner in 2020 to include new fixtures and fittings, new uPVC DG, new GCH and a full rewire it comprises open plan living room with a range of kitchen units, one double bedroom, one single bedroom and modern bathroom with a paved yard to the front and small yard area to rear. EPC - D

Asking Price £120,000

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LOUNGE WITH KITCHEN AREA 15'1" x 14'9" max (4.6m x 4.5m max)

KITCHEN Modern range of wall and base units with complimentary worktops and inset 1.5 bowl sink and mixer tap. Integral electric oven and four ring gas hob with extractor. Plumbing for washing machine and wall mounted boiler.

BEDROOM ONE 9'6" x 9'2" max (2.9m x 2.8m max)

BEDROOM TWO 9'2" (2.8) x 5'7" (1.7) max plus doorway

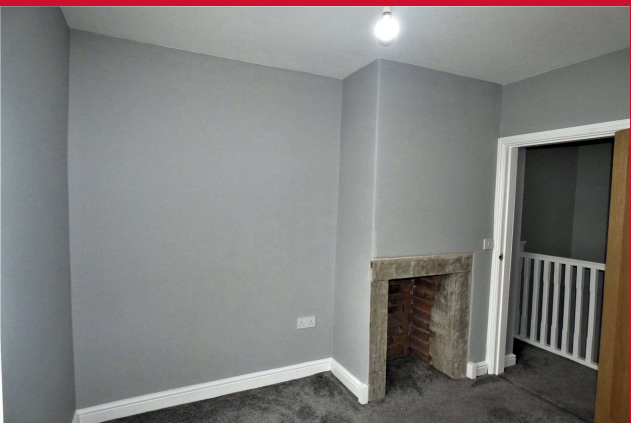
BATHROOM Modern three piece suite with integral shower over bath, wc and sink with tiled walls and floor and wall mounted towel heater.

OUTSIDE Pleasant low maintenance paved garden to front and small yard to rear.

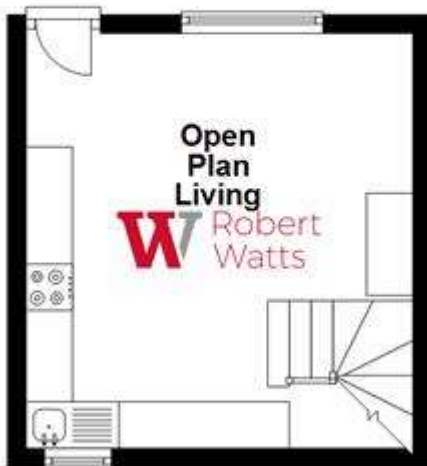
TENANCY Sold with the tenant in-situ, the rent payable from May 2024 is £645 PCM and the tenant is 'holding over' from an original 6 month Assured Shorthold Tenancy.

Freehold
Council Tax Band A
EPC - D

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.






Ground Floor



First Floor



Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp.

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