



## Buy-

## A super four bedroom let property in the heart of Crookes

## -from Spencer.

- · Stone fronted terraced house
- Four bedrooms let until end of June 2024
- Current income £15,396 per year excluding bills
- Separate living room and dining kitchen
- Pleasant lawned enclosed garden area
- Close to Crookes shopping precinct
- · Good proportions throughout
- · Council tax band A
- EPC rating E potential C
- Article four direction compliant HMO





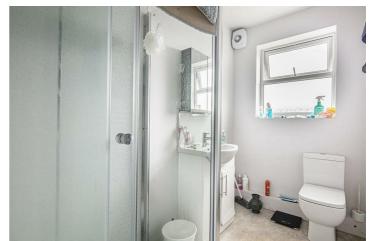






£270,000









## Floorplan

Cellar
Approx. 16.0 sq. metres (172.1 sq. feet)

Cellar
3.52m × 3.55m
(11.7" × 11.8")

Ground Floor
Approx. 29.4 sq. metres (316.3 sq. feet)

Kitchen/Diner
3.70m x 3.55m
(112" x 118")

Lounge
3.52m x 3.55m
(117" x 118")

Shower Room 2
2,75m x 3.30m
(9'x 10'10'')

Landing
165m x 3.52m
(6'4' x 11'10')

Bedroom 1
3,52m x 4.91m
(11'7" x 161")

First Floor

Approx. 40.7 sq. metres (437.7 sq. feet)

Second Floor
Approx. 27.5 sq. metres (295.8 sq. feet)

Bedroom 4
2.51m x 4.91m
(8'3" x 16'1")

Landing

Bedroom 3
2.99m (9'10")
x 4.91m (16'1") max

Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

All measurements are approximate Yorkshire EPC & Floor Plans Ltd Plan produced using PlanUp.

Spencer.

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Viewing: Via the Agents

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