

LOT 12

ADDRESS
47, High Hope Street
Crook
County Durham, DL15 9JB

John Pye
Property

CROOK, COUNTY DURHAM



Freehold Two Bedroom End Terraced House Ideal Investment Opportunity - Potential Yield 11.7%

Guide Price*

£41,000+

FEATURES

- Auction Date: 27th - 28th February 2019
- Guide Price: £41,000+
- End of terrace
- Two bedrooms
- Potential rental income of £400 pcm (£4,800 per annum)
- Potential gross yield of 11.7%
- Sold with vacant possession
- Gas central heating
- Double glazed windows
- Freehold

EPC Rating: D

Solicitors TBC

TBC

Location

This residential property is located on High Hope Street, in Crook, which is in the constituency of North West Durham.

The property is a five-minute walk from the local school and the centre of Crook; a designated conservation area and historic market town, which features a variety of shops and businesses.

For a town of its size Crook also features a good selection of pubs, cafes and restaurants. In addition, there are outlets from large retail chains including Lidl, Aldi and Co-op Foods to a mix of smaller independent retailers.

The town also lies between the A68 and the A167 proving good transport links to the motorway and nearby towns and cities.

Description

For Sale By Online Auction: 27th - 28th February 2019

- Guide Price: £41,000+
- Freehold residential investment
- Vacant: Potential income of £4,800 per annum
- Potential yield of 11.7% based on the guide price

The ground floor comprises a well-presented living room with a wall mounted electric feature fire. The kitchen enjoys a Vokera combi boiler, laminate flooring, fitted wall and base units with tiled splashbacks, electric oven and hob and an under stairs storage cupboard.

The first floor comprises of a landing, with access to large roof space; two double bedrooms, one being fitted with a carpet and having lovely open views to the rear. There is also a bathroom with inset ceiling spot lights, three-piece suite, electric shower over bath with screen and wood effect flooring.

The exterior of the property consists of on street parking to the front and an easily maintainable yard with views to the rear.

*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

ONLINE AUCTION DATES

27th - 28th February 2019

VIEWING DETAILS

property@johnpye.co.uk
0115 970 6060

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Accommodation

Living Room: 16'00" x 12'08" / 18.82 sq. m
Kitchen: 14'05" x 10'05" / 13.95 sq. m
Bedroom One: 15'01" x 10'05" / 14.59 sq. m
Bedroom Two: 10'03" x 9'03" / 8.80 sq. m
Bathroom: 12'04" x 4'05" / 5.06 sq. m
(Figures provided by third-party)

Services

We understand the property has mains gas, electricity, water and drainage. However, interested parties should make their own enquiries.

Tenure

Freehold

Council Tax

The property is subject to council tax band A.
The rate payable for 2018 / 2019 is £1,261 pa.

Guide Price

£41,000+

Buyer's Premium

2% (min. £3,600) inc. VAT

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- £0 Entry Fee
- £0 Marketing Costs
- 20 Working Day Completion
- Monthly auctions



Investment Analysis:

We envisage this property could let at £400 pcm (£4,800 per annum). This would represent a potential gross yield of 11.7%, based on the guide price.



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