



2 bed apartment to buy in DL15

Addison Street, ., Crook, Durham, DL15 9EG

£55,000

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Popular Location
- ✓ Current Tenant Paying £500
- ✓ Strong Rental Yield
- ✓ Top Floor Apartment
- ✓ EPC Rating D

On Street parking

Chain free

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

Arrange a viewing

Kathryn Greensmith
Branch Manager
Durham City

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer this two-bedroom top-floor flat on Addison Street, Crook. Sold with a tenant in situ, the property is currently generating £500 per calendar month, making it an opportunity for investors seeking an existing rental income.

The accommodation comprises an entrance hall with storage, an open-plan kitchen and living room, two bedrooms and a bathroom with a shower over the bath. The flat is accessed through a communal entrance at the front of the building.

Crook town centre offers a range of shops, supermarkets, cafés and everyday amenities, with road links to Bishop Auckland, Durham and the surrounding areas.

At an asking price of £55,000, the current rent equates to a gross rental yield of approximately 10.9%, before costs. Please contact Pattinson Estate Agents for further information or to arrange a viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 980

Price: £55,000

Property Type: Apartment

USPs: Chain free

Parking: On Street

Heating: Electric

External

The flat forms part of a three-storey brick building on Addison Street, with access through a communal entrance at the front.



Living Room/Kitchen

A combined kitchen and living space with windows providing natural light. The kitchen has light wood-effect units, dark worktops, an integrated oven and hob, extractor hood and space for a washing machine. The living area has wood-effect flooring and room for seating.



Bedroom One

2.22m x 4.58m (7'3" x 15'0")

A bedroom with space for a double bed and freestanding storage. A window provides natural light, while a radiator and carpeted flooring complete the room.



Bedroom Two

3.14m x 2.44m (10'3" x 8'0")

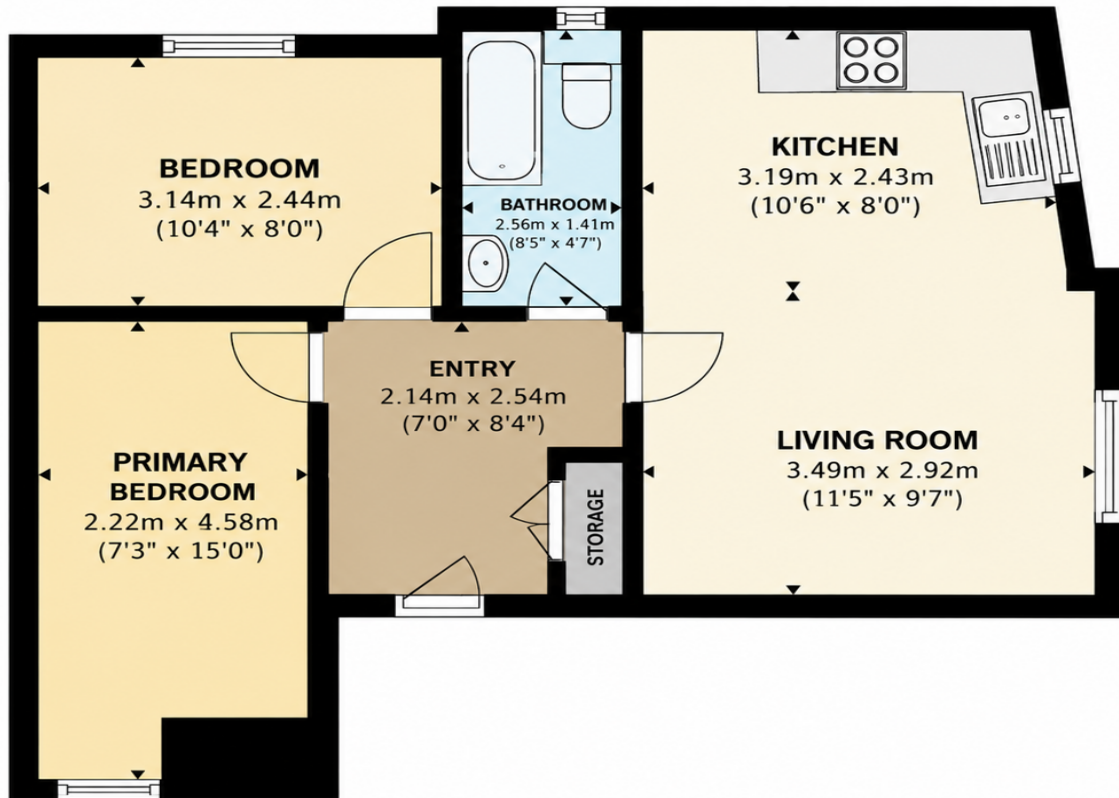
A second bedroom with space for a single bed and freestanding storage. It has a window, radiator and carpeted flooring.

Bathroom

2.56m x 1.41m (8'4" x 4'7")

Fitted with a bath and shower over, glass shower screen, wash basin and WC. The room has tiled walls and flooring, a radiator and a frosted window.





FLOOR PLAN

Approx. Gross Internal Floor Area: 53.9 sq m (580 sq ft)

This floor plan is for illustrative purposes only and should be used as a guide. Measurements are approximate and not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

105 Gilesgate, Durham City, County Durham, DH1 1JA, Tel: 0191 3832133, durham@pattinson.co.uk, www.pattinson.co.uk

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