

18 York Street, Sutton-In-Ashfield, NG17 2AG

Guide Price £80,000

DavidJames
the estate agent







18 York Street

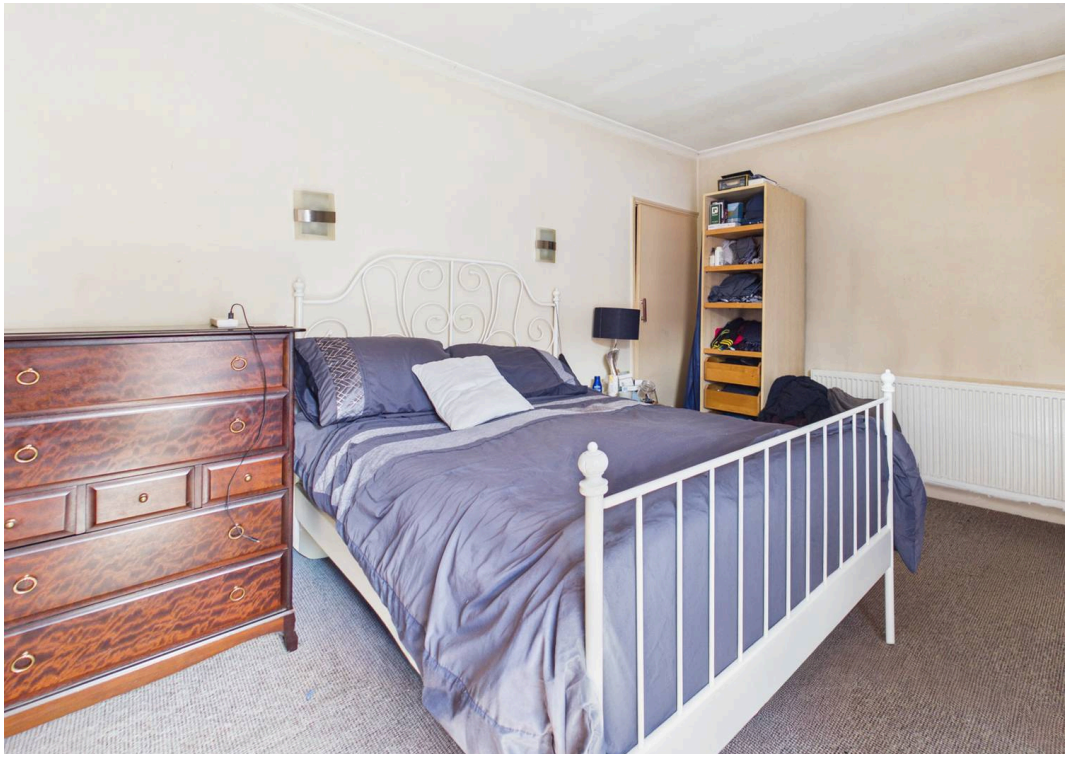
Sutton-In-Ashfield

INVESTORS: Three-storey terraced house just a short walk from Sutton-in-Ashfield's amenities! 3 bedrooms, bathroom, lounge and kitchen with utility plus a garden. Current 6.2% gross yield. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

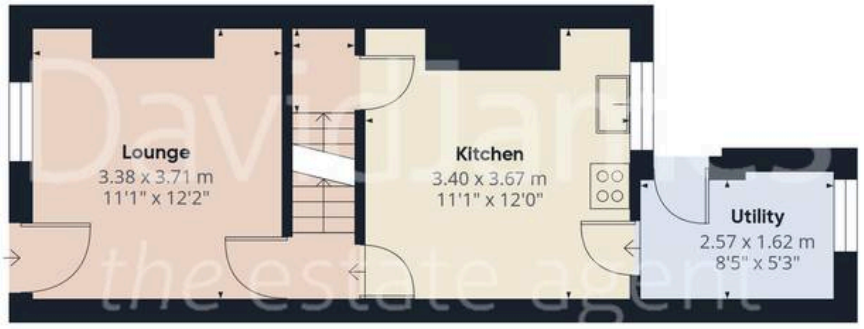
- Mid-terrace house sold with no upward chain
- Three bedrooms set across the first and second floors
- A short walk from Sutton-in-Ashfield's shops with nearby schools and frequent transport links
- Good-sized lounge with a feature fireplace
- Fitted kitchen with a separate utility room
- First floor bathroom with a three-piece white suite
- Cellar providing useful storage
- Good-sized rear garden with scope for landscaping



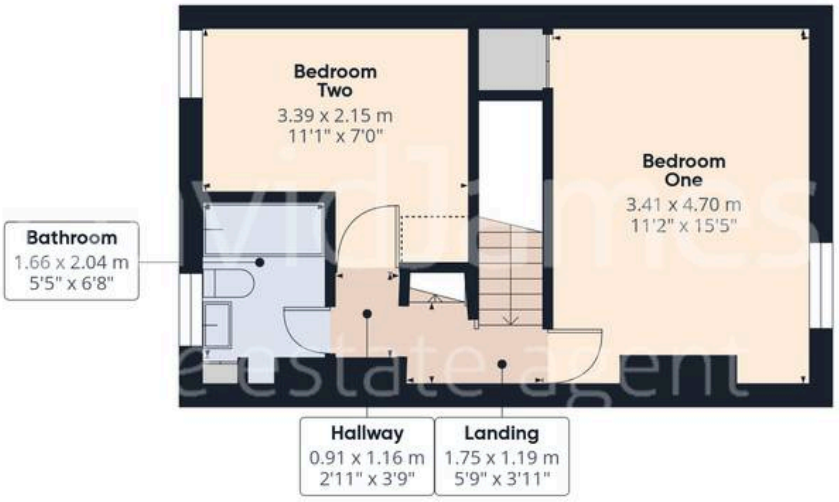








Floor 0



Floor 1





Floor 2

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Approximate total area(1)

76.8 m²

826 ft²

Reduced headroom

3 m²

33 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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