

2 Bed Terraced House, Batley

Our Price: £45,000



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We are pleased to present a 2 bed terraced house in Batley. The property is currently without a tenant and has rented in the past at £96pw.

- 2 Bedrooms
- Parking is on-street
- A primary school is nearby
- A convenience store is nearby
- Good bus service
- 1 mile from town centre
- 3 miles from 2 major motorways
- PLEASE NOTE THAT THE IMAGES IN THIS BROCHURE ARE ONLY REPRESENTATIVE OF THE ACTUAL PROPERTY FOR SALE



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Current Rent: £4992pa / £96pw

Refurbishment: £0

Finder's Fee: £1,500

**Annual Profit: £2,185 (14.5% return on
initial capital)**

The street is mainly terraced housing constructed from traditional stone with on street parking available. The rental demand is high in the area with many of the properties already rented out to families.

The town is home to well known household businesses with good employment records. The largest of these is a 10 minute walk from the properties and there is also a primary school at the end of the street along with a convenience store.

Public transport is readily available with a nearby bus stop and the local rail station just a 5 minute walk away. A main rail station is less than 1 mile away from which Manchester, Leeds, Newcastle and Leeds are easily accessible.

**all our properties' finances are based on the same model. Your actual return return will be based on your own personal circumstances. We "stress" our finances by assuming an interest only mortgage with a 25% deposit at 5%. Therefore, we believe that you should be able to significantly improve on the returns that we have estimated. Please ensure you do your due diligence before purchasing one of our properties.*

www.propertydeals.forsale

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