

# 2 Bed Terraced House, Batley

## Our Price: £55,000



Housing established tenants, this is 1 of a portfolio of 3 properties in Batley. It is in a high rental demand area, close to large employers and has great transport links.

- 3 Bedrooms
- Parking is on-street
- A primary school is at the end of the street
- A convenience store is nearby
- The bus stop is at the end of the road
- 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

This property is brought to you  
by your PD4S Agent:

JO  
FOX



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07726 499894

AWAITING  
IMAGE

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**Current Rent: £4940pa / £95pw**

**Refurbishment: £0**

**Finder's Fee: £1,500**

**Annual Profit: £1,750 (9.8% return on initial capital)**

The owner is also happy to consider selling all 3 properties as an established and profitable portfolio.

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 bus stop at the end of the street and the local rail station just a 5 minute walk away. A main rail station is less than 1 mile away and from here, large towns like 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.*

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