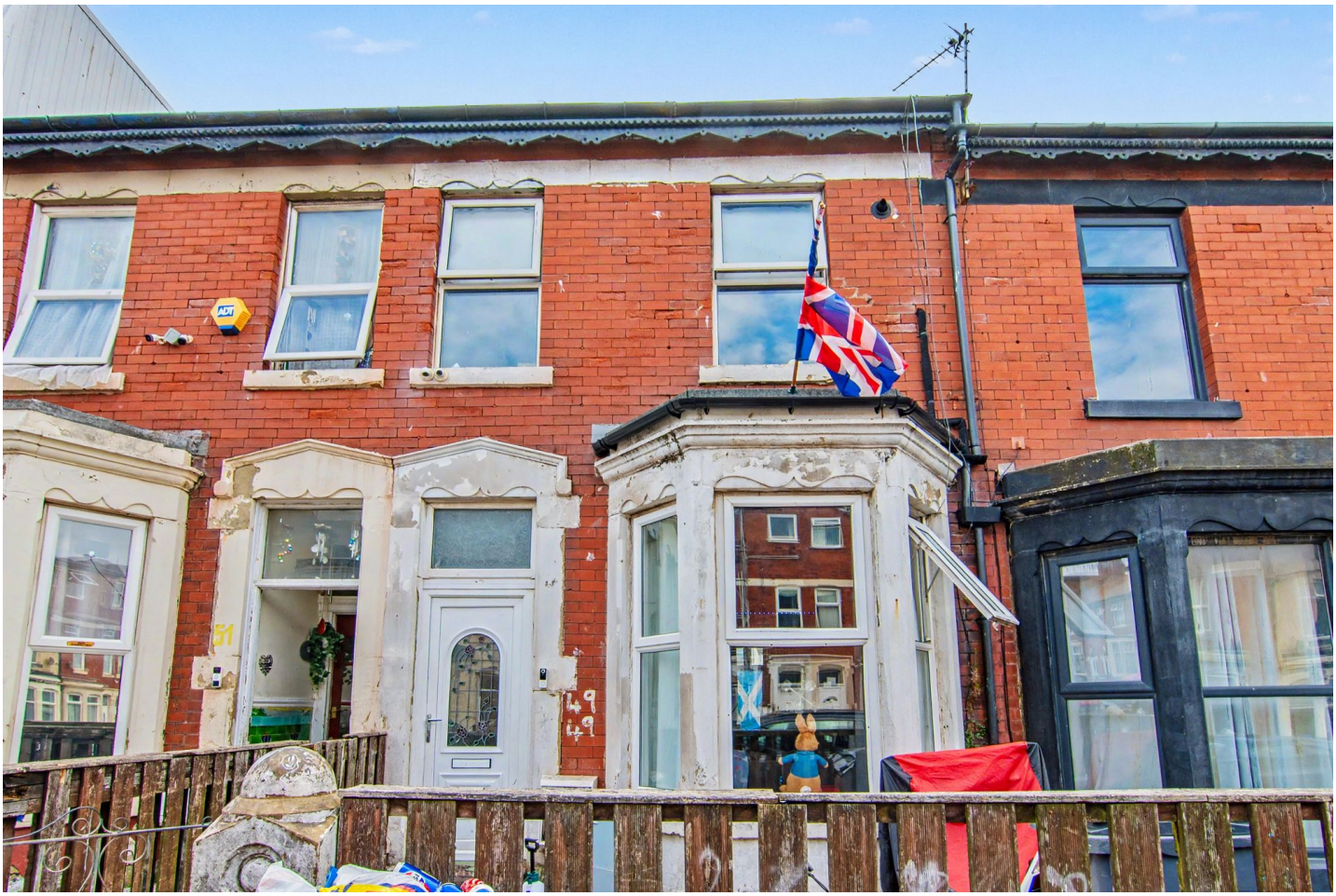
moveplaces

Westmorland Avenue, FY1 5PG

E info@moveplaces.co.uk W www.moveplaces.co.uk T 01753 306729



Property details	
Beds	3
Baths	1
Parking spaces	1
Reception rooms	2
Gardens	1
Status	Freehold
Tenure	For Sale
Energy efficiency rating	E
Energy efficiency	Current: 51.0, potential: 82.0
Environmental impact	Current: 53.0, potential: 81.0
Investment returns	
Current monthly rent	£650 pcm
Current rental yield	9.2%
Potential market value rent	£936 pcm
Potential rental yield	13.2%
Estimated monthly capital appreciation	£305
Area capital appreciation rate	+3.4%
Market dynamics	
Monthly stock turnover	10%
5-year net area growth	+14.1%

Features

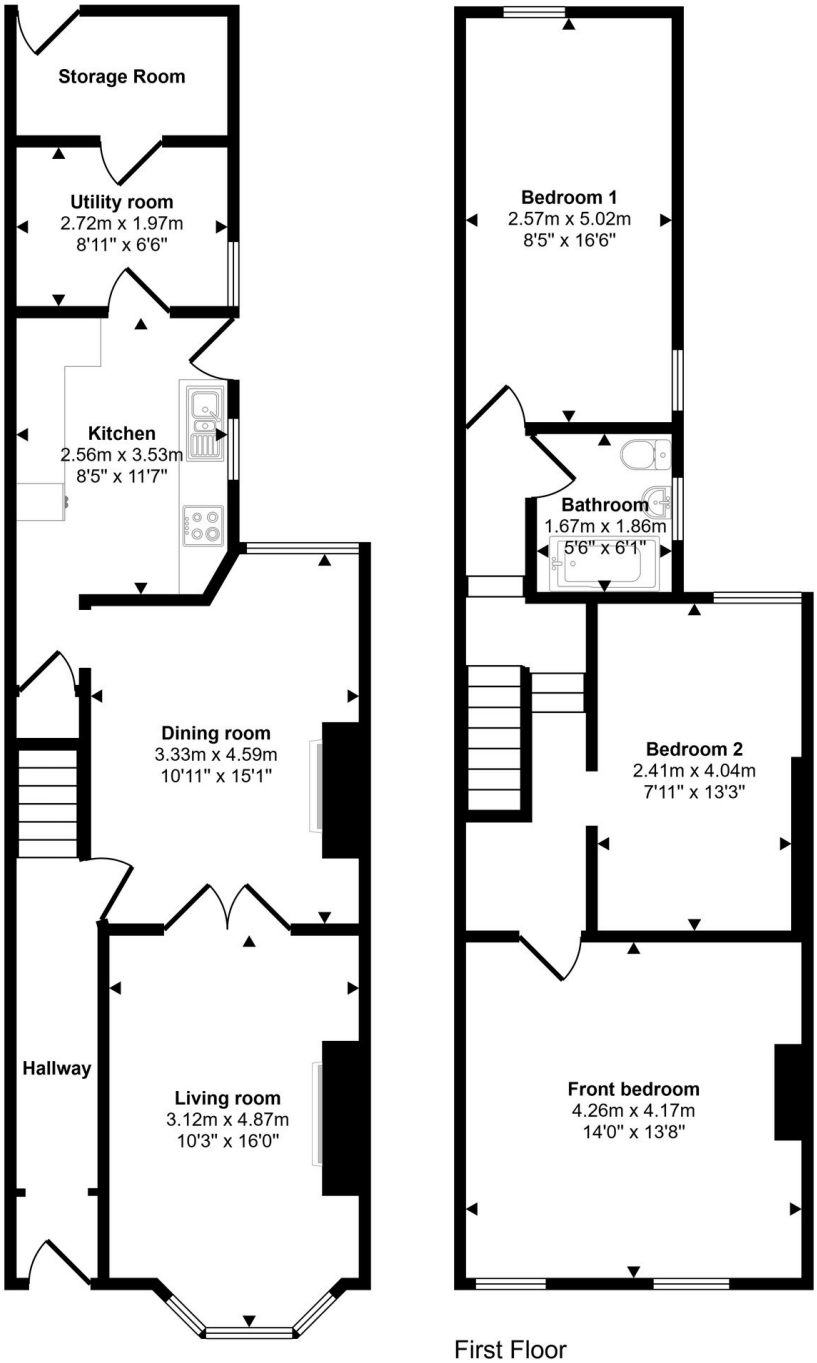
BUY TO LET INVESTORS ONLY-SOLD WITH TENANTS IN SITU 2014
Freehold Mid Terrace
Council Tax Band A
EPC E-Potential B
3 Double Bedrooms
2 Reception Rooms plus Utility & Storage Rooms
In need of Modernisation
On Street Parking (Unallocated)
Current Rent £560 pcm = 8% Gross Yield pa
Town centre Location-Walking Distance to Pier, Tower & Shops

BUY TO LET INVESTORS ONLY-SOLD WITH TENANTS IN SITU SINCE 2014 Current Rent £560 pcm (LHA Paid direct to landlord) = Gross Yield 8% per annum In need of Modernisation throughout Flat Roof to Utility/Storage Room requires attention EPC E-Potential B https://find-energy-certificate.service.gov.uk/energy-certificate/0100-2054-0822-7020-1993 This three bedroom mid-terraced house presents an excellent…

View full description at https://www.moveplaces.co.uk/properties-for-sale/9e1c9106-7853-4d6e-9db7-eaa686208c85

Floor plans

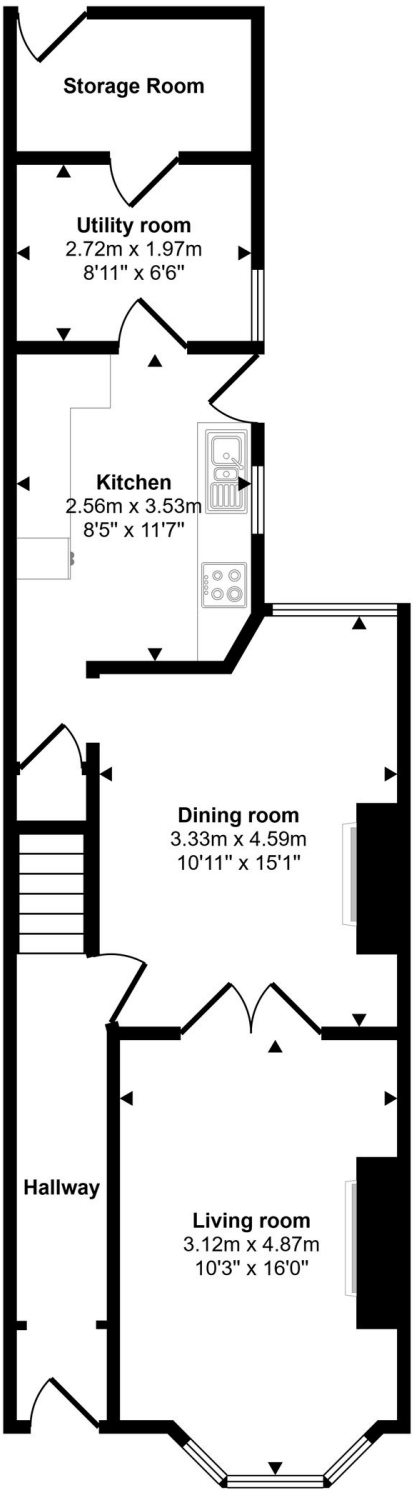
Approx Gross Internal Area
111 sq m / 1194 sq ft



Ground Floor
Approx 57 sq m / 612 sq ft

First Floor
Approx 54 sq m / 582 sq ft

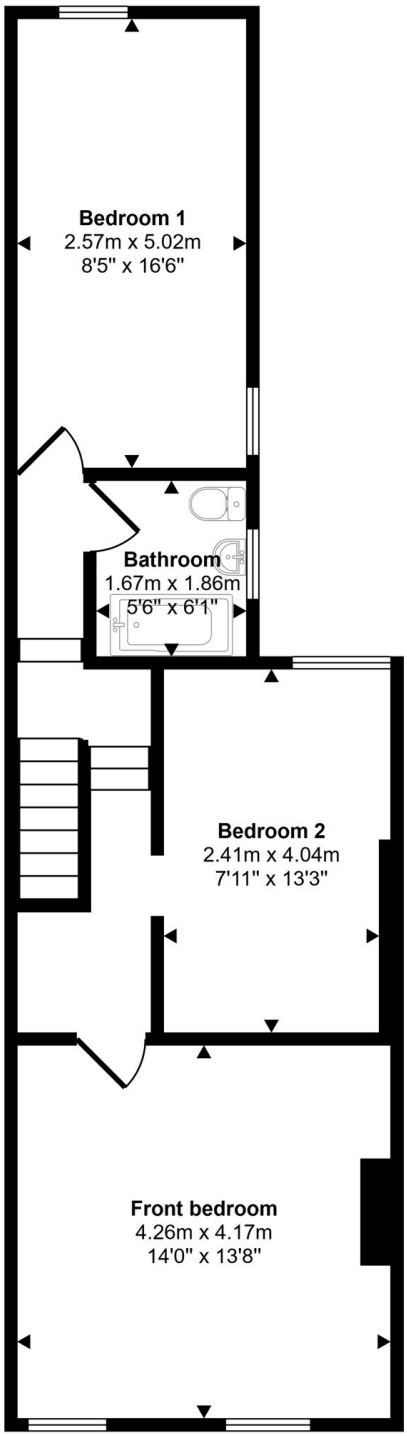
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Ground Floor

Approx 57 sq m / 612 sq ft

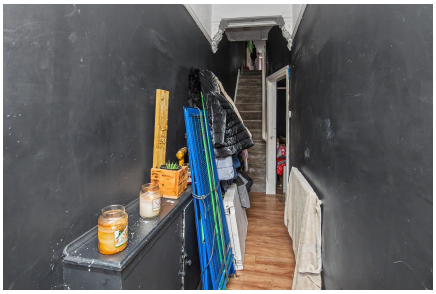
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



First Floor

Approx 54 sq m / 582 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



View full details at https://www.moveplaces.co.uk/properties-for-sale/9e1c9106-7853-4d6e-9db7-eaa686208c85