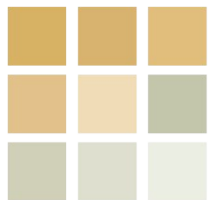




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23 YORK STREET
Rossendale, BB4 8NL
Auction Guide £70,000

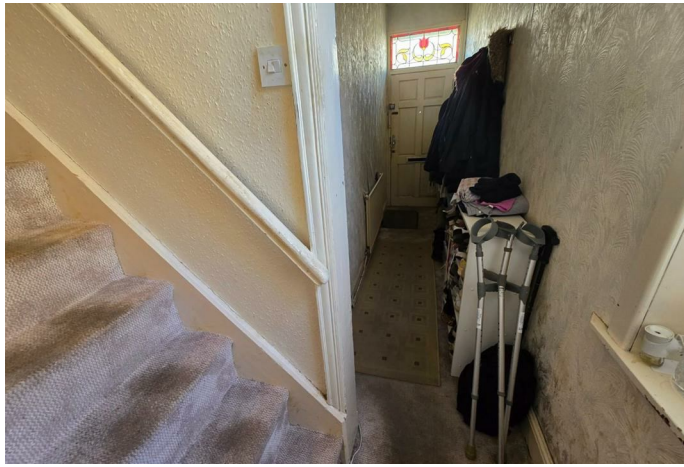
23 YORK STREET

Property at a glance

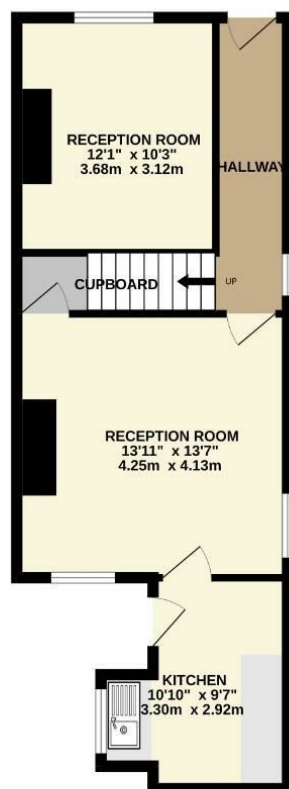
- FREEHOLD END TERRACED PROPERTY
- 3 BEDROOMS & 2 RECEPTION ROOMS
- TENANT IN PLACE AT £6,300.06PA
- IDEAL BUY TO LET INVESTMENT

For sale via Pearson Ferrier Auctions starting Tuesday 28th October, bidding will be on the Pearson Ferrier website and you can register to bid now. A substantial Freehold end terraced property with three bedrooms and two reception rooms in Crawshawbooth. The property comes with a tenant in place with a rental amount of £6,300.06PA (£484.62 per 4 weeks which is 13 payments a year). The tenant has been in place since 1999 and full details on the tenancy can be found in the legal pack. The property comprises three bedrooms, bathroom, front reception room, rear reception room and kitchen. Externally there is a garden to the front and a yard to the rear. The property is situated in Crawshawbooth which is a village just outside Rawtenstall. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

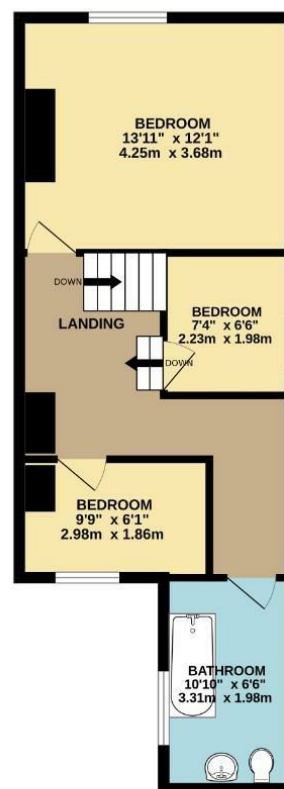




GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.

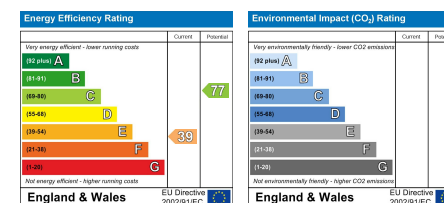


1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
March 2016/16/0025



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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.