

FOR SALE

RESIDENTIAL INVESTMENT

**130 Halifax Drive
Leicester
LE4 2DQ**

- ❖ **3 Bedroom Semi-Detached**
- ❖ **Gas Central Heating**
- ❖ **uPVC Double Glazing**
- ❖ **Current Rental Income - £6,600 pax**



PRICE: £119,950

Kal Sangra ~ Shonki Brothers are pleased to offer this spacious 3 bedroom semi detached property with full gas central heating and UPVC double glazing. The property is located within easy reach of local amenities including Beaumont Leys shopping centre, public transport links and local schools. This property is ideal for first time buyers, or buys to let investors. Early viewing is highly recommended.

The accommodation briefly comprises of entrance hall, two reception rooms, fitted kitchen, three bedrooms and a family bathroom.

DIRECTIONS:

Leave the city centre via the A6 St Margaret's Way, turning left onto Blackbird Road, bear right onto Parker Drive and continue to the mini roundabout taking the first exit onto Beaumont Leys Lane. Continue to the next mini roundabout and then take the second exit onto Halifax Drive where the property can be identified on the right hand side.

ACCOMMODATION

Ground Floor:

Entrance Hallway: With tiled flooring and under stairs cupboard, stairs to first floor and access to:

Lounge: 12' 9" (3.90m) x 12' 10" (3.91m): Having double glazed window to the rear elevation, feature fireplace, laminate flooring, TV point, telephone point, numerous electric sockets and gas central heating radiator.

Reception Room 2: 10'4" (3.16m) x 9'3" (2.83m): Having double glazed window to rear elevation, carpet flooring, telephone point, numerous electrical sockets and gas central heating radiator.

Fitted Kitchen: 10'1" (3.09m) x 9'5" (2.88m): Having double glazed window to the front elevation, tiled flooring, fitted wall and base units, worktops, tiled splash backs, built in Zanussi cooker with overhead extractor fan recently installed and plumbing for washing machine.

First Floor:

Landing: With cupboard housing the central heating boiler, newly fitted in 2012.

Leading to:

Bedroom 1: 10'01 (3.08m) x 10'10 (3.30m): Having double glazed window to rear elevation, carpet flooring, numerous electrical sockets and gas central heating radiator.

Bedroom 2: 11'9" (3.59m) x 10'5" (3.18m): Having double glazed window to the rear elevation, carpet flooring, built in storage cupboard, electrical sockets and gas central heating radiator.

Bedroom 3: 8'5" (2.58m) x 8'3" (2.52m): Having double glazed window to front elevation, carpet flooring, built in storage cupboard, numerous electrical sockets and gas central heating radiator.

Family Bathroom: 7'9" (2.34m) x 5'6" (1.68m): Having opaque double glazed window to the front elevation, fitted with white 3 piece suite comprising wash hand basin, pedestal w.c and bath with electric Aqua Tronic shower over, part tiled splash backs, vinyl flooring and gas central heating radiator.

Outside: The property benefits from front garden laid to lawn, rear garden with patio area, concrete outbuilding, outside store and w.c.

Services: Mains services are connected to the property. The services, fittings and appliances if any have not been tested by the selling agents.

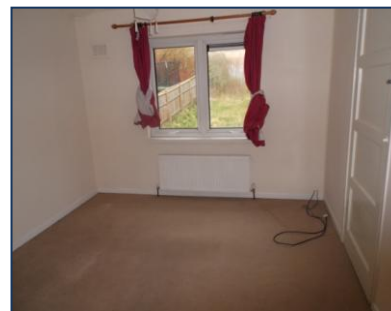
Council Tax: Band A £1,008.19 for 2014/2015.

Energy Performance Certificate: Rating 49 Band E.

Tenure: We understand that the property is freehold subject to existing tenancy.

Tenancy Agreement: 6 months from 04.04.14 at a rental of £550 pcm (£6,600 pax)

Viewing: By appointment through the sole selling agents.



Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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