



Tickhill Road, Maltby Rotherham S66 7BP

welcome to

Tickhill Road, Maltby Rotherham

READY MADE INVESTMENT!!! Consisting of a pair of two bedroom flats within one building under one title, with Assured Shorthold Lease Tenants!! Additional income from two advertising boards externally mounted on the building. Combined the current return is over £13,000 with potential to increase!!



Ground Floor Flat

Currently generating £433PCM
Council Tax Band A
EPC rating of D
Gas Central Heating
UPVC Double Glazing

Kitchen

A front facing UPVC door opens to the kitchen with a range of wall, drawer and base units with contrasting worktops, tiled splashbacks and a sink drainer. There is an integrated oven, hob and extractor hood. Space is available for a washing machine and fridge freezer. Also benefits from a central heated radiator.

Bedroom One

Having a front facing double glazed window and a central heated radiator.

Lounge

Having a rear facing double glazed window and a central heated radiator.

Bedroom Two

Having a side facing double glazed window and central heated radiator.

Shower Room

Having a mains fed shower over a shower tray, tiled walls and a central heated radiator.

W.C

Having a wash hand basin, W.C and a central heated radiator.

First Floor Flat

Currently generating £433PCM
Council Tax Band A
EPC rating of D
Gas Central Heating
UPVC Double Glazing

Entrance

A side facing UPVC door opens the the stairs rising for the first floor apartment landing.

Landing

Having a side facing double glazed window and a storage cupboard.

Kitchen

Comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. Has an integrated oven and hob. Space is available for a fridge freezer. There is a front facing double glazed window and a central heated radiator.

Bedroom One

Having a front facing double glazed window and a central heated radiator.

Lounge

Having a rear facing double glazed window and a central heated radiator.

Shower Room

Comprising a wash hand basin, w.c and a shower tray with electric shower overhead. Has a side facing double glazed window and a central heated radiator.

Bedroom Two

Having a rear facing double glazed window and a central heated radiator.

Outside

The ground floor apartment is access from the pavement side and side access provides access to the door to the first floor. To the rear is a low maintenance communal yard area for both flats.

External Advertising Boards

There are two advertising boards mounted on either side of the building receiving £115PCM each.



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welcome to

Tickhill Road, Maltby Rotherham

- READY MADE INVESTMENT OPPORTUNITY
- CURRENT ANNUAL RETURN OF OVER £13,000 WITH POTENTIAL TO INCREASE
- Two Separate Two Bedroom Flats On One Title
- Two Advertising Boards On Either Side Of Building Generating Income
- Popular Location For Buy To Let Properties

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106517 - 0005

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