FSS
QUALITY TRUST VALUE

LOT 4

81 High Street, Starbeck, HG2 7LH

Guide Price: CIRCA *£725,000

81 High Street, Starbeck, HG2 7LH
Guide Price Circa: £725,000 by auction

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Description

This freehold residential investment property comprises 5 extremely well maintained and appointed self-contained apartments arranged over three floors with exceptionally neat and tidy communal hall stairs and landing's. Plus immaculate garden areas and tidy communal rear seating and laundry area to the rear.

Annual rental income when fully let £39,780, for 5.48% based on guide.

There is, in addition a large offstreet parking area currently accessed from the rear service lane this we believe, has the potential as a building plot, subject to the necessary planning consents and enhances the opportunities this property presents to the astute purchaser. The front garden area includes a vegetable plot, loaned for Starbeck community use on an informal basis, but retained in the full ownership of the vendor, this land could be reacquainted with with the property and thus allow additional access to the front and side elevations from the High Street subject to the necessary consents.

All apartments are double glazed and have independent gas central heating systems, the property has up to date fire systems including emergency lighting and is gas and electrical safety certified. The building has been well maintained both internally and externally and represents an excellent investment opportunity, with added potential for further rental enhancement.

Rent Schedule

Flat 1 - £695 pcm, £8,340 pa let from 10.22, 6 months start date TBC.
Flat 2 - £650 pcm, £7,800 pa let to 5.11.22
Flat 3 - £650 pcm, £7,800 pa Available
Flat 4 - £595 pcm, £7,140 pa Assured periodic tenancy
Flat 5 - £725 pcm, £8,700 pa Assured periodic tenancy
Total: £39,780 per annum

Location

Positioned on Starbeck High Street this double fronted end of terrace imposing property is located within this thriving and popular neighbourhood, well served by local amenities and public transport links including good road and rail access to Harrogate, Leeds, York and beyond

Tenure

Freehold. The property is offered for sale freehold subject to the existing Assured shorthold tenancies.

Energy Performance Certificate

Flat 1 - Grade E, Flat 2 & 3 - Grade D, Flat 4 & 5 - Grade C.

Services

All mains services are connected to the property.

Solicitors

Newtons, St James Business Park, Grimbald Crag Court, Knaresborough, HG5 8QB. Tel: 01423 789050
FAO: Kelly Teal.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

VIEWINGS ARE STICTLY BY APPOINTMENT ONLY.

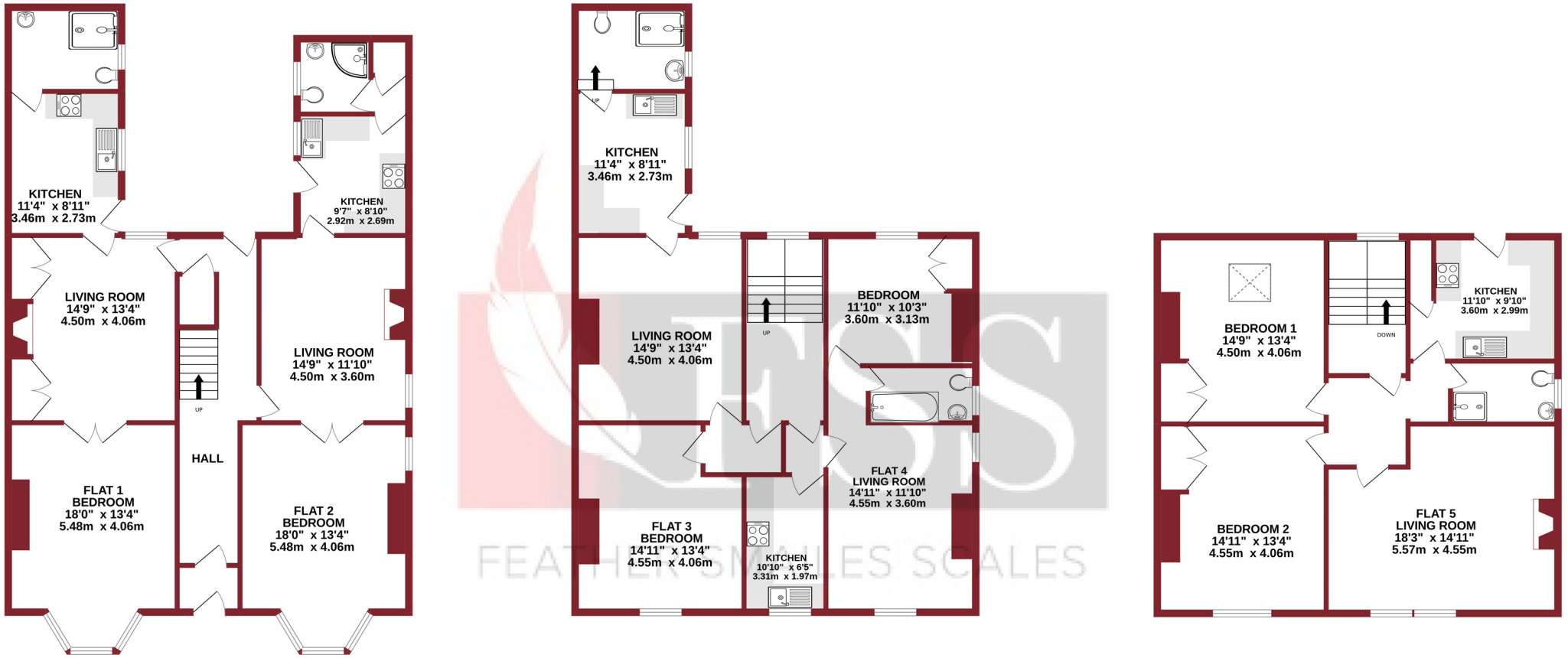
*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.

STARBECK

GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.

1ST FLOOR
1065 sq.ft. (99.0 sq.m.) approx.

2ND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 3222 sq.ft. (299.4 sq.m.) approx.

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