

1-5 BLACKSMITHS YARD BROUGHTON, NEAR MALTON



**An excellent opportunity to acquire a rental portfolio of 5 double fronted cottages (1 x 3 bedroom, 4 x 2 bedroom), each with garden & parking.
All fully let and producing a healthy annual income,
situated in a convenient village only 1.5 miles from Malton.**

**FOR SALE AS A WHOLE
BY PRIVATE TREATY**

DESCRIPTION

Blacksmiths Row was developed in 2003 by well-respected local property developers, Hague Builders. They have been in the same ownership for 14 years and have been let out on Assured Shorthold Tenancies without any difficulty. The current annual rent roll stands at £30,900.

Each cottage displays a good amount of character, with double glazed sash windows and open fires to the reception rooms. They all benefit from oil fired central heating and enjoy pleasant, west-facing gardens, off street parking and a lock-up outside store.

LOCATION

Broughton is a popular village located approximately 1½ miles west of Malton, just off the B1257. The market town of Malton offers a full range of amenities, including shops, restaurants, schools and a railway station with regular services to York and the East Coast. Blacksmiths Yard is located on the western side of the main street, just upon entering the village.

1 BLACKSMITHS YARD

An end of terrace, three bedroom cottage constructed of stone under a pantile roof. Currently let on an Assured Shorthold Tenancy at £515 per calendar month.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Fuse box.

LIVING ROOM

5.5m x 3.7m (max) (18'1" x 12'2")

Open fire with brick surround and timber mantel. Television point. Sash windows to the front, side and rear. Two radiators.



DINING KITCHEN

5.5m x 3.8m (max) (18'1" x 12'6")

Range of floor and wall units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Automatic washing machine point. Telephone point. Sash windows to the front and rear. Radiator.



REAR LOBBY

Understairs cupboard. Door to the rear.

CLOAKROOM

1.8m x 0.8m (5'11" x 2'7")

Low flush WC and wash basin. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Sash window to the rear. Radiator.

BEDROOM ONE

3.8m x 3.7m (12'6" x 12'2")

Fitted wardrobe. Sash window to the front. Radiator.

BEDROOM TWO

3.7m x 2.9m (min) (12'2" x 9'6")

Loft hatch. Sash window to the front. Radiator.

BEDROOM THREE

2.7m x 2.5m (8'10" x 8'2")

Sash window to the rear. Radiator.

HOUSE BATHROOM

2.7m x 1.7m (8'10" x 5'7")

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Sash window to the rear. Radiator.

2 BLACKSMITHS YARD

A mid terrace two bedroom cottage, constructed of brick and stone under a pantile roof. Currently let on an Assured Shorthold Tenancy at £500 per calendar month.



ACCOMMODATION

ENTRANCE HALL

Return staircase to the first floor. Understairs cupboard.

CLOAKROOM

1.8m x 0.9m (5'11" x 2'11")

Low flush WC and wash basin. Extractor fan. Fuse box. Radiator.

LIVING ROOM

4.5m x 3.5m (14'9" x 11'6")

Open fire with brick surround, stone hearth and timber mantel. Television point. Sash windows to the front and rear. Radiator.



KITCHEN DINER

4.5m x 2.9m (max) (14'9" x 9'6")

Range of floor and wall units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Extractor fan. Automatic washing machine point. Oil fired central heating boiler. Sash window to the front and French doors to the rear. Radiator.

FIRST FLOOR

LANDING

Loft hatch. Sash window to the rear.

BEDROOM ONE

4.5m x 3.5m (14'9" x 11'6")

Fitted wardrobe. Yorkshire sliding sash windows to the front and rear. Radiator.

BEDROOM TWO

2.7m x 1.9m (8'10" x 6'3")

plus 1.5m x 1.5m (4'11" x 4'11")

Fitted wardrobe. Yorkshire sliding sash window to the front. Radiator.

HOUSE BATHROOM

2.9m x 1.7m (9'6" x 5'7")

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Yorkshire sliding sash window to the rear. Radiator.

3 BLACKSMITHS YARD

A mid terrace two bedroom cottage, constructed of brick and stone under a pantile roof. Currently let on an Assured Shorthold Tenancy at £500 per calendar month.



ACCOMMODATION

ENTRANCE HALL

Return staircase to the first floor. Understairs cupboard. Radiator.

CLOAKROOM

1.8m x 0.9m (5'11" x 2'11")

Low flush WC and wash basin. Extractor fan. Fuse box. Radiator.

LIVING ROOM

4.5m x 3.5m (14'9" x 11'6")

Open fire with brick surround, stone hearth and timber mantel. Television point. Yorkshire sliding sash windows to the front and rear. Radiator.

KITCHEN DINER

4.5m x 2.8m (max) (14'9" x 9'2")

Range of floor and wall units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Automatic washing machine point. Yorkshire sliding sash window to the front and French doors to the rear. Radiator.

FIRST FLOOR

LANDING

Sash window to the rear. Loft hatch.

BEDROOM ONE

4.5m x 3.5m (14'9" x 11'6")

Fitted wardrobe. Yorkshire sliding sash windows to the front and rear. Radiator.

BEDROOM TWO

3.5m x 2.7m (max) (11'6" x 8'10")

Fitted wardrobe. Yorkshire sliding sash window to the front. Radiator.

HOUSE BATHROOM

3.1m x 1.7m (10'2" x 5'7")

White suite comprising: bath with shower over, wash basin and low flush WC. Extractor fan. Radiator.

4 BLACKSMITHS YARD

A mid terrace two bedroom cottage, constructed of stone under a pantile roof. Currently let on an Assured Shorthold Tenancy at £525 per calendar month.



ACCOMMODATION

REAR HALL

Door to the rear garden.

CLOAKROOM

1.4m x 1.1m (4'7" x 3'7")

Low flush WC and wash basin. Oil fired central heating boiler. Extractor fan.

KITCHEN

2.7m x 2.7m (8'10" x 8'10")

Range of floor and wall units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Automatic washing machine point. Extractor fan. Sash window to the front. Radiator.

LIVING ROOM

4.5m x 4.3m (14'9" x 14'1")

Open fire with brick surround, stone hearth and timber mantel. Staircase to the first floor. Understairs cupboard. Television point. Sash window to the front and two Yorkshire sliding sash windows to the rear. Door to the front. Radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

4.4m x 3.1m (14'5" x 10'2")

Sash windows to the front and rear. Radiator.

BEDROOM TWO

4.6m x 2.7m (15'1" x 8'10")

Double fitted wardrobe. Loft hatch. Sash window to the front. Radiator.

HOUSE BATHROOM

2.9m x 1.5m (9'6" x 4'11")

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Sash window to the rear. Radiator.

5 BLACKSMITHS YARD

A mid terrace two bedroom cottage, constructed of stone under a pantile roof. Currently let on an Assured Shorthold Tenancy at £535 per calendar month.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Fuse box.

LIVING ROOM

4.4m x 4.3m (max) (14'5" x 14'1")

Open fire with brick surround, stone hearth and timber mantel. Television point. Sash window to the front and casement window to the rear. Radiator.

KITCHEN DINER

4.4m x 3.4m (14'5" x 11'2")

Range of floor and wall units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Oil fired central heating boiler. Automatic washing machine point. Understairs cupboard. Sash windows to the front and rear. Radiator.

CLOAKROOM

1.9m x 0.9m (6'3" x 2'11")

Low flush WC and wash hand basin. Extractor fan.

FIRST FLOOR

LANDING

Sash window to the rear. Radiator.

BEDROOM ONE

4.4m x 3.5m (max) (14'5" x 11'6")

Period fireplace. Fitted wardrobe. Sash window to the front. Radiator.

BEDROOM TWO

4.6m x 2.8m (15'1" x 9'2")

Loft hatch. Sash window to the front. Radiator.

HOUSE BATHROOM

3.0m x 1.5m (9'10" x 4'11")

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Sash window to the rear. Radiator.

OUTSIDE

Each Cottage has its own garden, two allocated parking spaces and an outside store.

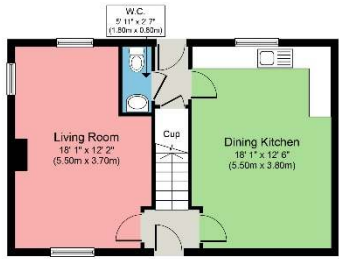
GENERAL INFORMATION

Services:	Each property benefits from oil fired central heating and have mains water, electricity and drainage
Council Tax:	Each property falls within Band: B.
Tenure:	Freehold.
Viewing:	Strictly by appointment through the Agent's office in Malton.

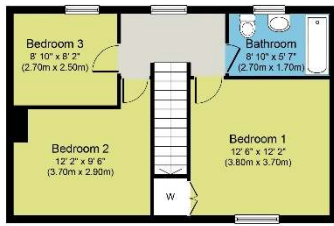


All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

Number 1

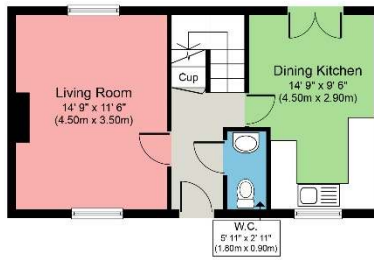


Ground Floor
Approximate Floor Area
506 sq. ft.
(47.0 sq. m.)

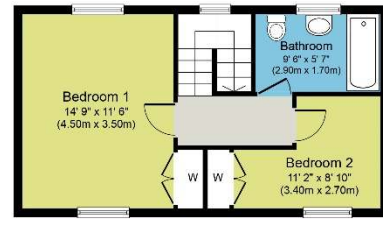


First Floor
Approximate Floor Area
506 sq. ft.
(47.0 sq. m.)

Number 2



Ground Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

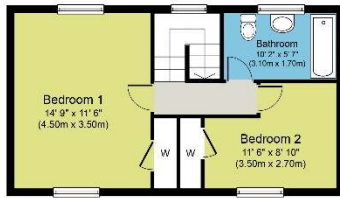


First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

Number 3

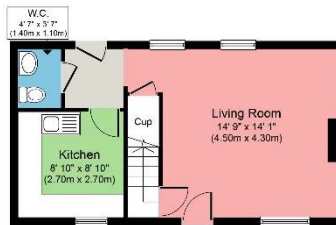


Ground Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

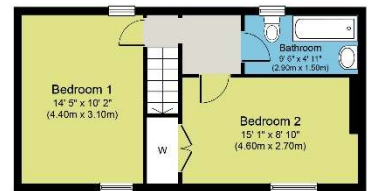


First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

Number 4

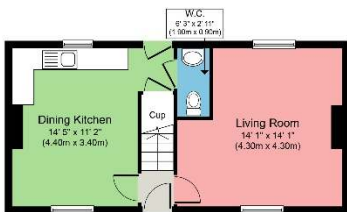


Ground Floor
Approximate Floor Area
377 sq. ft.
(35.0 sq. m.)

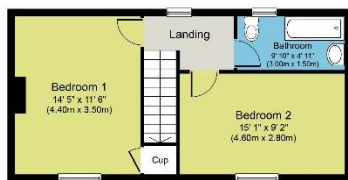


First Floor
Approximate Floor Area
398 sq. ft.
(37.0 sq. m.)

Number 5



Ground Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)



First Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)

