



**36 Courier House, HX1 2DG**

**£52,000 Offers In Region Of  
Tenure Leasehold**

- **Great Investment Opportunity**
- **EPC rating " C"**
- **Popular Location**
- **Contemporary Throughout**
- **Electric Heating**
- **Attractive Yields**

This contemporary apartment is finished to a high spec with neutral decor, state of the art kitchen and modern stylish shower rooms. The apartments briefly comprise of an entrance hall, modern fitted kitchen and shower room, large bedroom and spacious open plan living area. Walking distance into the town centre and close to the famous Piece Hall and a mile away from the Famous Shibden Hall, the property is conveniently located making it very popular with renters.

The lounge is spacious and enjoys a good deal of light from the large traditional window. The Dining Area to the rear of this spacious room can happily accommodate a small dining table and chairs, a great space in which to entertain. The Hallway has a built in cupboard, which is great for storage.

The Bedroom is a light airy double room, with plenty of natural light from the windows. It has space for a King sized bed and all necessary wardrobe furniture.

The Bathroom comprises of a contemporary shower, with glass screen, a hand basin and low closet w.c. Grey tiles partially adorn the walls, with modern tile effect vinyl covering the floor.

These apartments don't come to market very often, so book a viewing today, at your convenience to avoid disappointment.

Currently tenanted at £475 pcm giving an excellent return on investment

