



Holgate Drive
Luton
Bedfordshire
LU4

Offers in Excess of £320,000

bettermove

Holgate Drive

Luton

Bettermove are proud to present this 3 bedroom semi-detached house in Luton, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

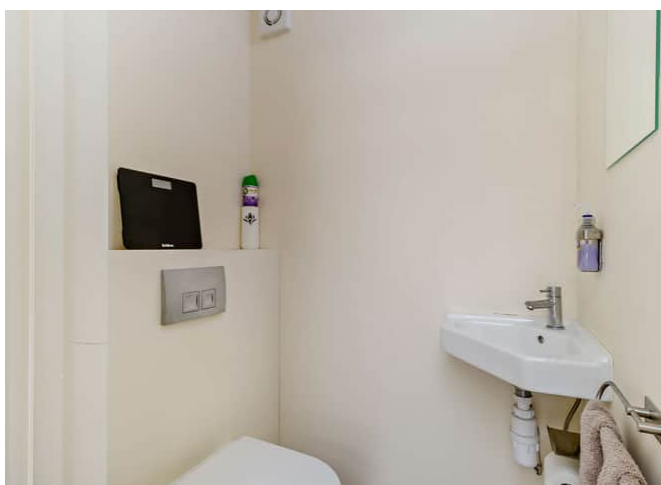
The property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway and car port.

The council tax band is C.

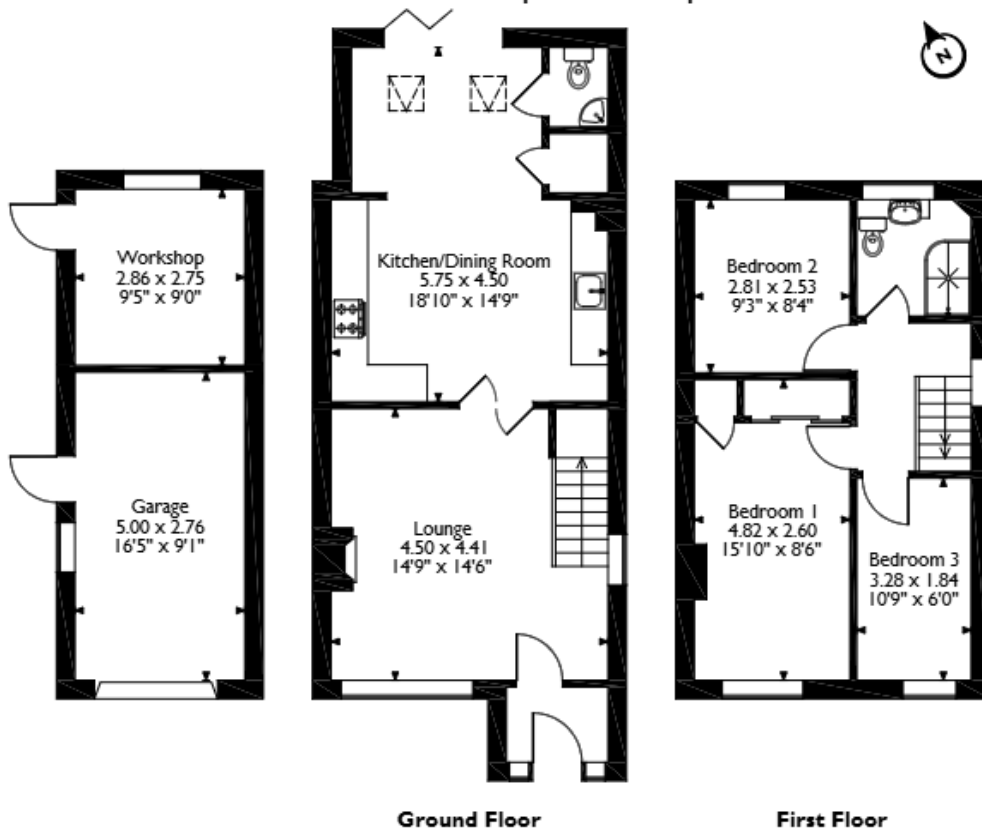
The interior of this property, which requires some modernisation throughout, comprises of a spacious lounge, fitted kitchen/dining room, with sky lights and WC on the ground floor. The first floor consists of three bedrooms and a shower room. The exterior boasts a detached outbuilding, currently used as a garage and workshop, and a private rear garden, with lawn, patio and decking areas, perfect for enjoying the summer months.

Located in the popular town of Luton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Leagrave Railway Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Holgate Drive, Luton
 Approximate Gross Internal Area
 Main House = 83 Sq M/894 Sq Ft
 Garage/Workshop = 22 Sq M/237 Sq Ft
 Total = 105 Sq M/1131 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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