



49 Mostyn Street, Leicester LE36DU

MOORE  
& YORK



### Property at a glance:

- Victorian Mid Terraced Home
- Two Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Easy Access City Centre, Train Station & DMU
- No Onward Chain
- Upgrading Required Throughout
- Cellar
- Ideal Investment Opportunity

**£140,000 Freehold**



Victorian two double bedroom mid terraced home situated within walking distance of local facilities and within a short drive of the Leicester City Centre, main railway station and DeMontfort University. The property is being sold with no upward chain and the accommodation briefly comprises to the ground floor lounge, inner lobby with access to cellar, dining and kitchen and to the first floor two double bedrooms and bathroom and easily maintainable garden to rear, The property requires upgrading throughout and would ideally suit the investment purchaser.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### LOUNGE

11' 3" x 11' 3" (3.43m x 3.43m) Radiator, UPVC sealed double glazed window.

#### INNER LOBBY

Stairs leading to cellar

#### DINING ROOM

11' 3" x 11' 3" (3.43m x 3.43m) Stairs leading to first floor accommodation, radiator, UPVC sealed double glazed window.



### KITCHEN

13' 2" x 5' 8" (4.01m x 1.73m) Comprising sink unit with cupboards under, base unit with work surface over and drawers and cupboards under, complementary wall mounted eye level cupboards, radiator, UPVC sealed double glazed window, door to rear garden.

### FIRST FLOOR LANDING

Access to loft space

### BEDROOM1

11' 3" x 11' 3" (3.43m x 3.43m) Radiator, UPVC sealed double glazed window.





## BEDROOM 2

11' 4" x 8' 4" (3.45m x 2.54m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

## BATHROOM

9' 0" x 5' 8" (2.74m x 1.73m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## OUTSIDE

Easily maintainable garden to rear.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold

## COUNCIL TAX BAND

Leicester City A

## EPC RATING

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## IMPORTANT INFORMATION

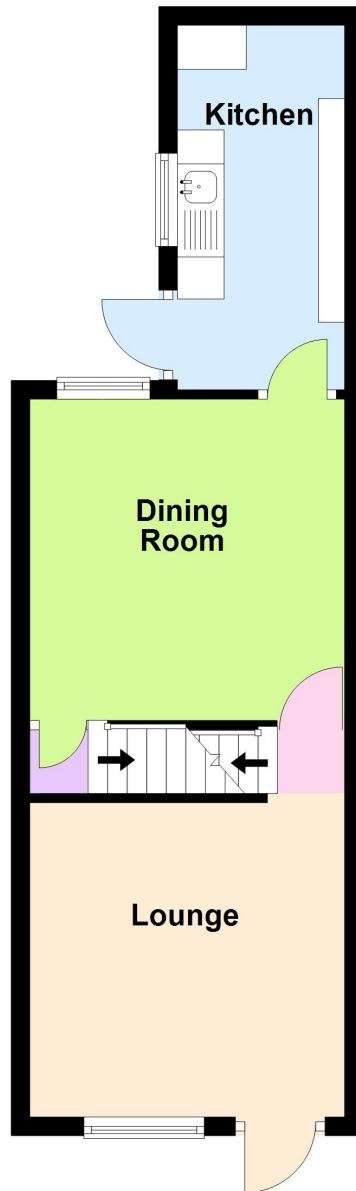
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

## PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



## Ground Floor



## First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

