

49 Yeading Fork, Hayes, Middlesex UB4 9DQ

**Guide Price £250,000\*****MID TERRACED DWELLING SUBJECT TO LIFE TENANCY**

The property is a centre terraced dwelling located just off Willow Tree Lane within easy reach of Hayes Town centre with its shopping facilities and Elizabeth Line station. There is easy access into Uxbridge Town Centre with its Metropolitan and Piccadilly Line station as well as Southall Broadway. Good road links are easily accessible including the M4 that connects to Central London and Heathrow. The A40 with access to the M40 and M25 London Orbital Motorway is also close at hand. The area is well served by bus routes and schools. The property has been subject to a life tenancy whereby the tenant has sadly passed away and her son has been granted hereditary rights. The rent is £310 per calendar month (£3720 per annum). We are advised that there are no arrears. The property does require updating throughout and has a good sized rear garden. The windows are double glazed. The property is sold on this basis and will therefore be of interest to investment buyers only. **Please note that this lot is not open to pre-auction offers and will not be sold prior to auction under any circumstances. Any intending purchaser must register to bid in order to purchase. We remind all parties that bidding registration closes at 3pm the day before the auction.**

**ACCOMMODATION**

The Auctioneers have not inspected the interior of this lot. We understand that it has three bedrooms and two reception rooms with a good sized garden to the rear. The EPC lists the dwelling as being 81 sm.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon

Council Tax Band D

EPC Band E

**VIEWING TIMES**

Internal inspection will not be possible for this property.