



13 Derby Street

, Hartlepool, TS25 5SL

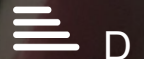
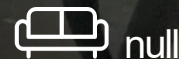
Offers in excess of £60,000

A TWO BEDROOM TERRACE THAT HAS BEEN MODERNISED IN RECENT YEARS, WITH MODERN FIXTURES AND FITTINGS INCLUDING A HIGH GLOSS FINISH KITCHEN AND THREE PIECE WHITE BATHROOM SUITE, BOILER, UPVC DOUBLE GLAZING / CURRENTLY TENANTED AT £375 PCM THUS A YIELD OF 8-9% / LOCATED IN A HIGH RENTAL DEMAND AREA - WITH POTENTIAL TO INCREASE THE RENT LEVEL TO MARKET VALUE / FREEHOLD

- A GROSS YIELD OF 8-9%
- FREEHOLD
- A BUYERS PREMIUM OF £1500 NO VAT IS PAYABLE ON COMPLETION OF THE PURCHASE.

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



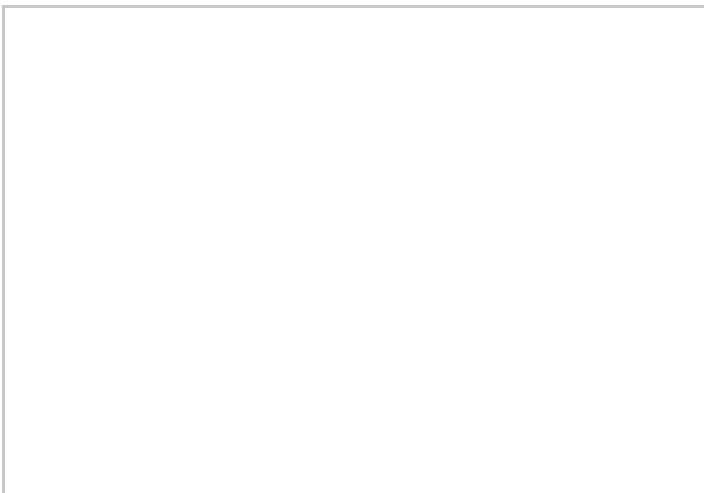
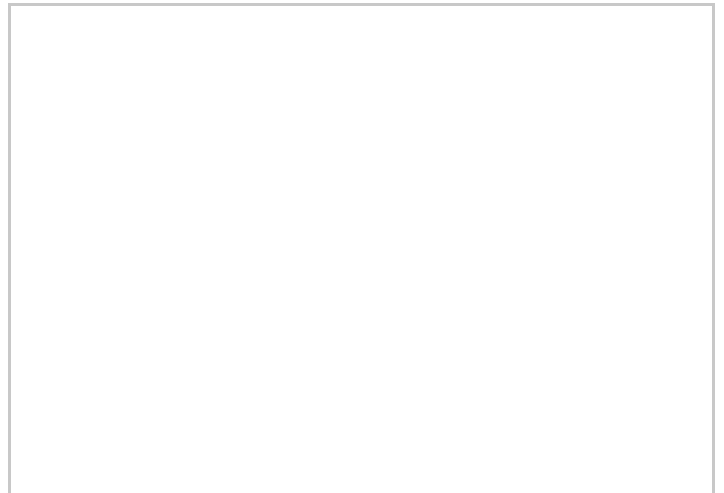
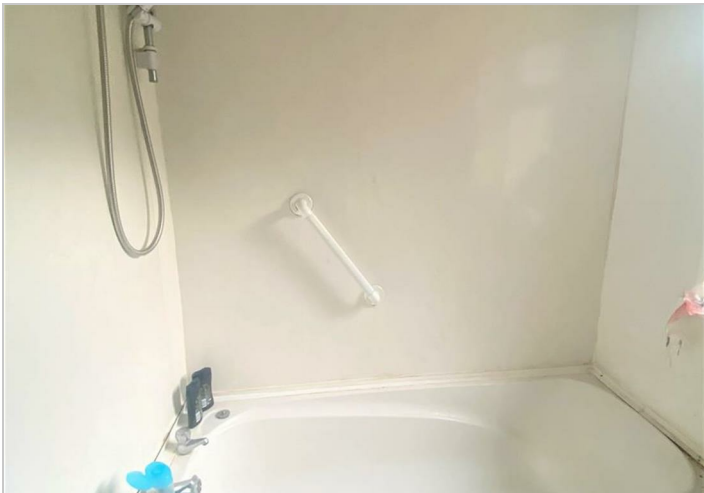
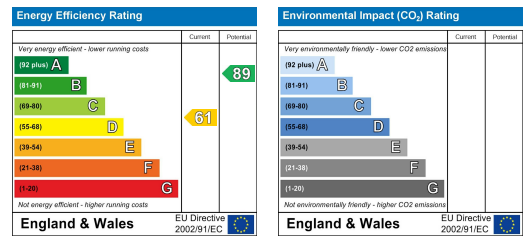
Floor Plan



Area Map



Energy Efficiency Graph



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.