



## 10 Borough Road

, Middlesbrough, TS1 5DP

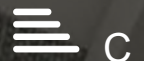
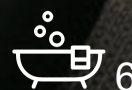
**Offers in excess of £190,000**

A GROSS ANNUAL RENTAL RETURN OF £24,964.44 AT FULL CAPACITY - THUS A GROSS YIELD OF AROUND 12.5 - 13% / A FULLY LET 6 BEDROOM THREE STOREY HMO PROPERTY SET ON ONE OF MIDDLESBROUGH' MOST PROMINENT THOROUGHFARES, A MATTER OF 5 MINUTES WALK FROM THE UNIVERSITY OF TEESSIDE. / THE ROOMS ARE ALL EN-SUITE AND FURNISHED TO A GOOD STANDARD / THE PROPERTY ALSO OFFERS A COMMUNAL LOUNGE AND KITCHEN TO THE GROUND FLOOR / AN IDEAL INVESTMENT, HAVING A LONG HISTORY OF BEING FULL AND CURRENTLY GENERATING A MONTHLY INCOME OF £2080.37 (including bills with £40 per room bill allowance within each rooms rental figure)

- HMO LICENSED AND FULLY FURNISHED
- CONSISTENT HISTORY OF BEING FULL
- AN IDEAL ADDITION TO ANY INVESTORS PORTFOLIO - WE CAN ENSURE ITS AN EASY HANDS OFF EXPERIENCE BY MANAGING THE PROEPRTY FOR YOU
- 2 SINKS AND 2 HOBS / OVENS IN THE KITCHEN.
- ALL ROOMS HAVE SECURE ENTRY TELECOM HANDSETS
- DOWNSTAIRS CLOAKROOM / W.C. AND UTILITY ROOM OFF SET FROM THE LOUNGE.
- ALL ROOMS HARDWIRED FOR THE INTERNET.
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING THROUGHOUT

### 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.



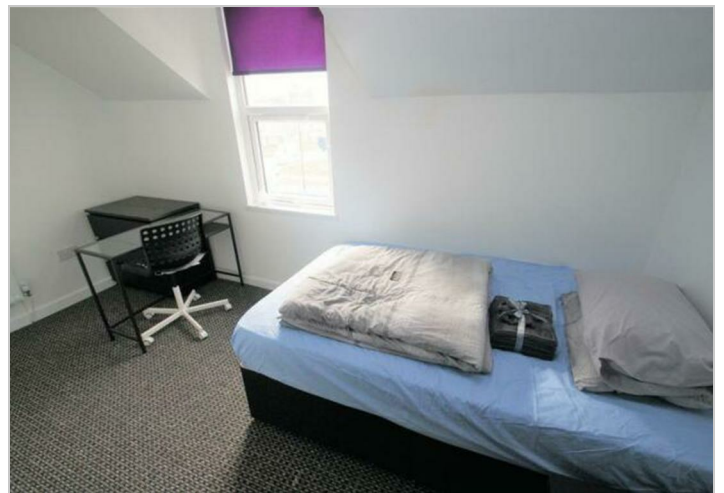
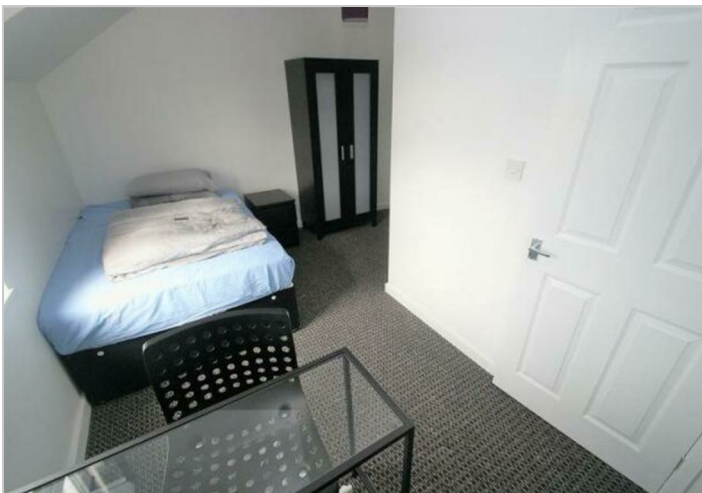
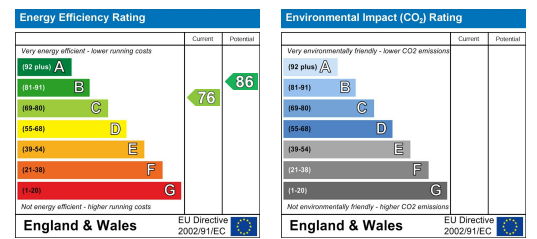
## Floor Plan



## 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.

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