



## 10 Borough Road

, Middlesbrough, TS1 5DP

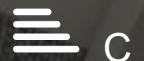
Offers in excess of £190,000

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.



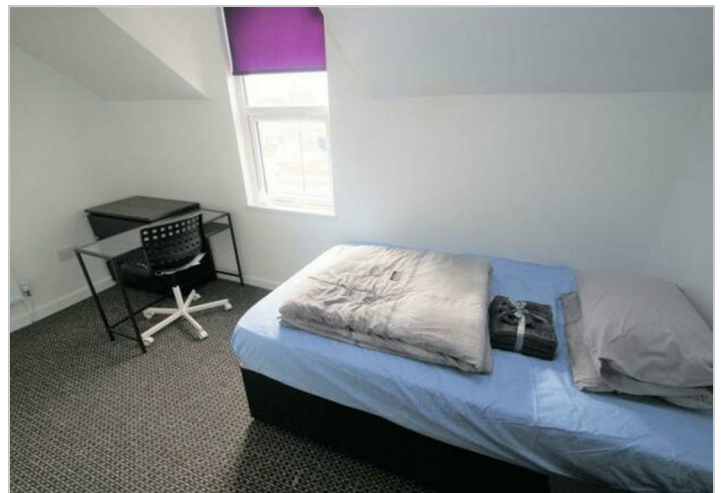
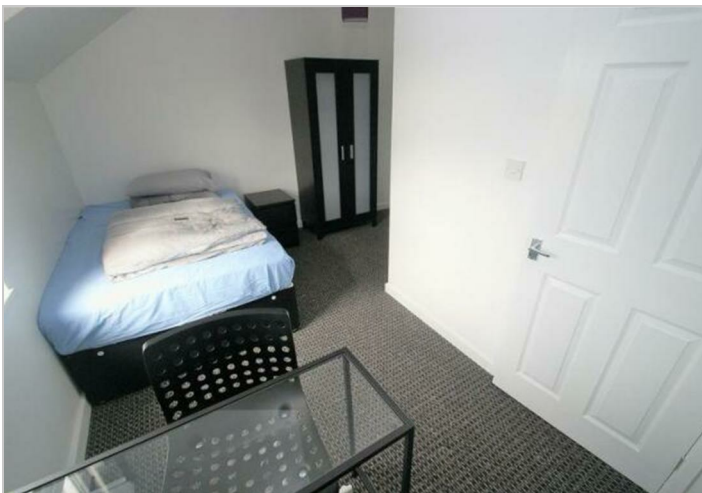
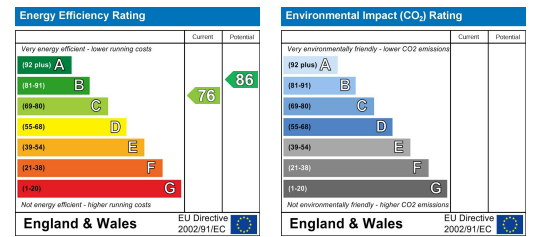
## Floor Plan



## Area Map



## Energy Efficiency Graph



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