



## 135 Borough Road

, Middlesbrough, TS1 3AT

**£265,000**

\*\* AN INCOME OF £2472 PER CALENDAR MONTH NOT INCLUDING BILLS \*\* A REFURBISHED AND FULLY OPERATIONAL THREE STOREY STUDENT LET 'HMO' SET IN A PRIME LOCATION WITHIN A MATTER OF MINUTES FROM TEESSIDE UNIVERSITY. THE PROPERTY HAS BEEN SUBJECT OF A PROGRAMME OF UPGRADING IN RECENT YEARS WHICH HAS SEEN THE INTRODUCTION OF 5 ENSUITES, WITH THE SIXTH BEDROOM HAVING ITS OWN PRIVATE ALLOCATED 'OFF SUITE'. THE PROPERTY OFFERS MODERN FIXTURES AND FITTINGS, GOOD QUALITY FURNISHINGS, AND MODERN NEUTRAL DECORATION THROUGHOUT. DUE TO THE STYLE OF THE PROPERTY THE ROOMS ARE SPACIOUS WITH HIGH CEILINGS AND FEEL LIGHT AND AIRY THUS MAKING THE PROPERTY HIGHLY POPULAR WITH STUDENT TENANTS, WITH THE OCCUPANCY CONSISTANTLY BEING 100% FULL. AN IDEAL INVESTMENT FOR ANYONE WANTING TO PURCHASE A READY MADE INVESTMENT PROSPECT WITH INSTANT RETURNS, AND A MINIMAL REQUIREMENT FOR EXPENDITURE DUE TO THE HIGH QUALITY FINISH AND RECENT UPGRADING!

■ THIS PROPERTY IS PART OF AN 8 PROPERTY PORTFOLIO WHICH CAN BE SOLD AS ONE. HOWEVER THE OWNER IS ACCEPTING OFFERS ON SINGLE UNITS ALSO

### 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

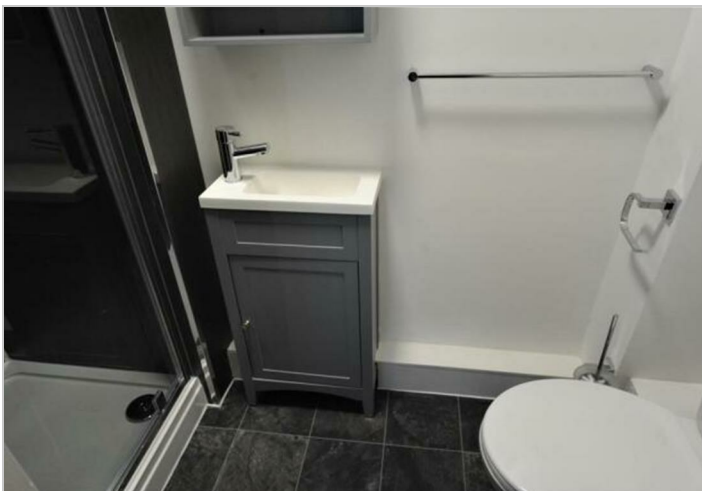


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>