



## 25 Kirkstall Avenue

, Middlesbrough, TS3 0JB

**£100,000**

\*\*\*THIS PROPERTY IS TO BE SOLD WITH A CURRENT TENANT IN SITU CURRENTLY PAYING £700PCM WHICH IS A RENTAL YIELD OF 8.4%\*\*\*

This beautifully presented family home has been recently refurbished and is waiting for a new investor.

Located on Kirkstall Avenue in a popular residential area of Middlesbrough, with several highly rated schools and local shops and supermarkets a short distance away.

The ground floor of the property comprises of a cosy kitchen, dining room, living room and w/c.

Upstairs are three generous bedrooms and a family wet room.

Externally there are gardens to the front and rear and a garage.

We anticipate a high amount of interest on this house so call now to arrange a viewing on 01642 214660.

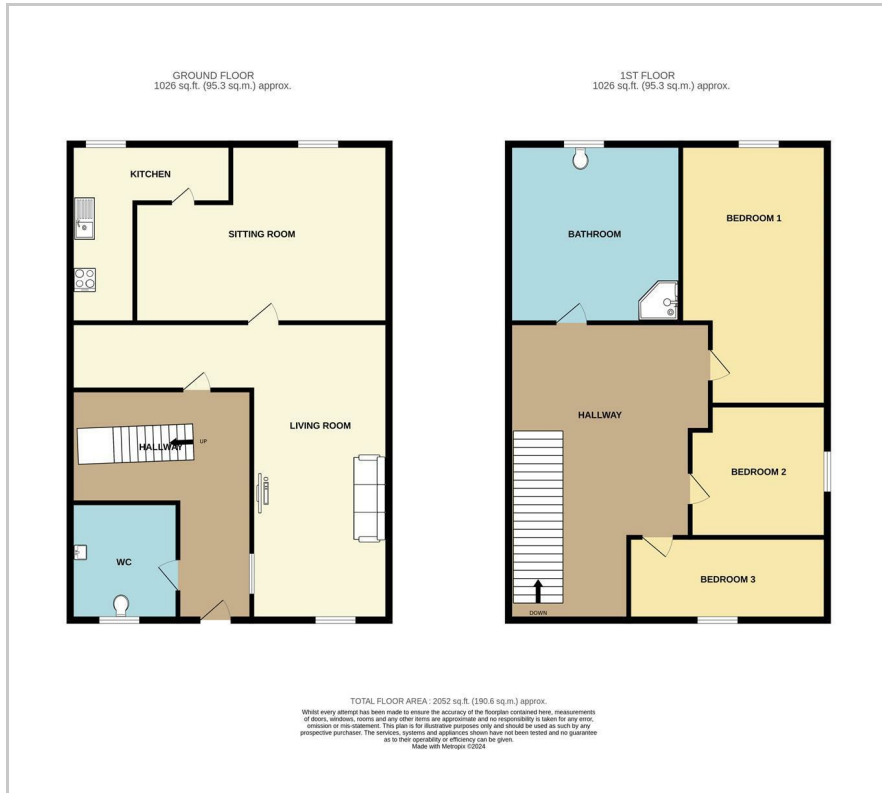
### Viewing

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

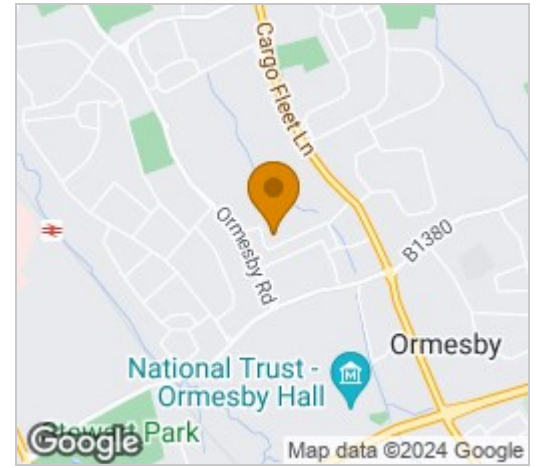
- LOCAL TO SHOPPING CENTRE AND SCHOOLS
- RENTAL INCOME OF £700PCM
- RENTAL YIELD OF 8.4%
- RE-DECORATED THROUGHOUT
- IDEAL INVESTMENT OPPORTUNITY
- THREE GENEROUS SIZED BEDROOMS



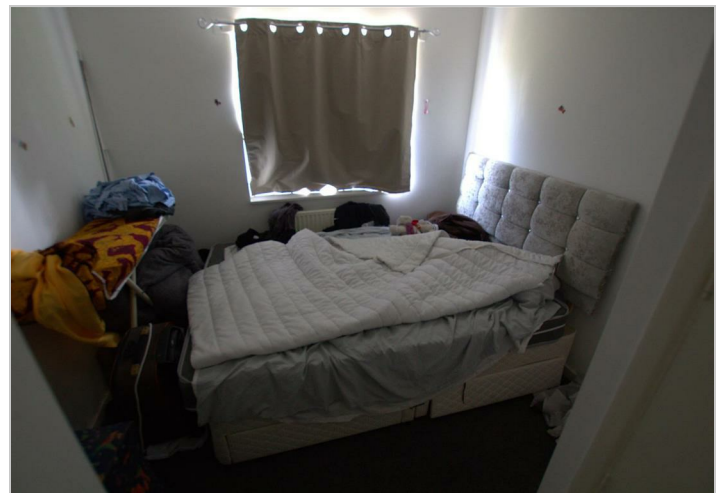
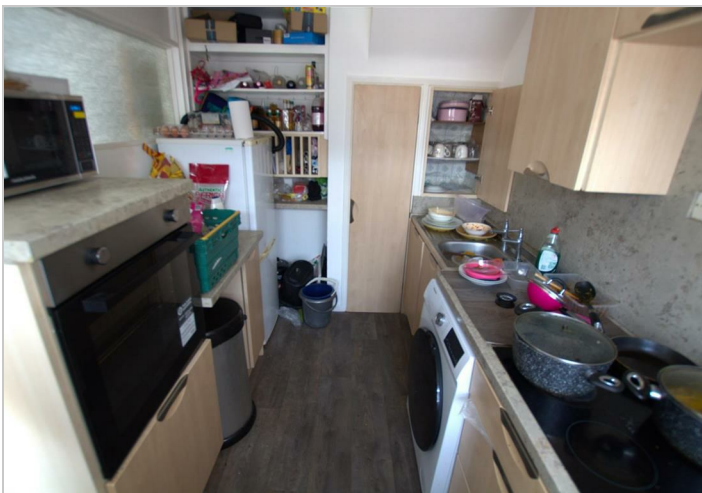
# Floor Plan



# Area Map



# Energy Efficiency Graph



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