



## 2 Haddon Street

, Middlesbrough, TS1 3JL

**Offers over £110,000**

\*\* OFFERS ARE INVITED BETWEEN £110,000 AND £120,000. BRINGING IN THE PRO-RATA'D AMOUNT OF £13,200 FROM 4 LETTABLE ROOMS THUS AN 11-12% YIELD WITH NO UTILITY BILLS TO COME OFF THIS FIGURE \*\*

A QUIRKY AND LARGER THAN THAN AVERAGE THREE STOREY END TERRACED STUDENT PROPERTY WHICH OFFERS A FRESHLY SIGNED LEASE FOR THE 24-25 ACADEMIC YEAR GENERATING £1250m PER MONTH WITHOUT BILLS TO BE DEDUCTED. THE PROPERTY HAS BEEN RECENTLY UPGRADED IN THE LAST FEW YEARS AND OFFERS SPACIOUS ROOM SIZES THROUGHOUT THAT YIELD A DOWNSTAIRS BEDROOM, A COMMUNAL LOUNGE, A SPACIOUS KITCHEN AND DOWNSTAIRS BATHROOM WITH TWO FIRST FLOOR BEDROOMS, AND A FURTHER SECOND FLOOR BEDROOM THAT HAS ITS OWN EN-SUITE FACILITIES. THE PROPERTY IS LOCATED ON THE 'UNIVERSITY SIDE OF LINTHORPE ROAD' SO IS NOT SUBJECT TO SELECTIVE LICENSING. THIS IS AN IDEAL INVESTMENT GENERATING HIGH YIELDS AND HAS SUCCESSFULLY HAD A HISTORY OF BEING LET! ALL FIXTURES AND FITTINGS COME INCLUDED IN THE PRICE.

- 4 SPACIOUS DOUBLE SIZED BEDROOMS PRESENTED IN MODERN NEUTRAL SHADES AND FULLY FURNISHED
- LARGER THAN AVERAGE ROOM SIZES ENSURING A MORE THAN COMFORTABLE AMOUNT OF LIVING SPACE THROUGHOUT
- 3 BEDROOMS LET AT £250 PCM WITHOUT BILLS, THE UPPERMOST FLOOR ENSUITE ROOM BRINGING IN £350PCM
- L HEATING AND UPVC DOUBLE GLAZING THROUGHOUT
- WE CURRENTLY MANAGE THE PROPERTY SO FULL LEASE INFORMATION IS AVAILABLE TO THOSE WHO CAN PROVIDE FINANCIAL VERIFICATION OF THEIR ABILITY TO PROCEED

### 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.

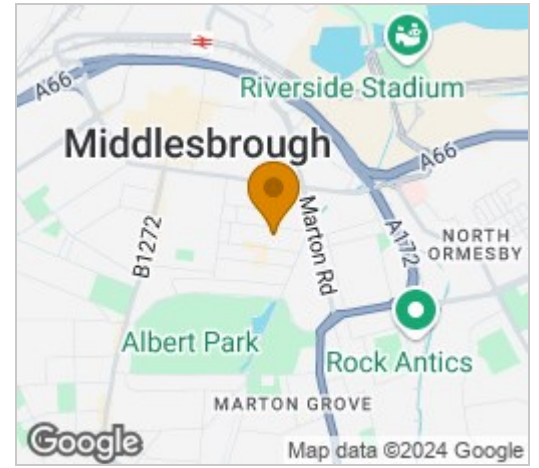




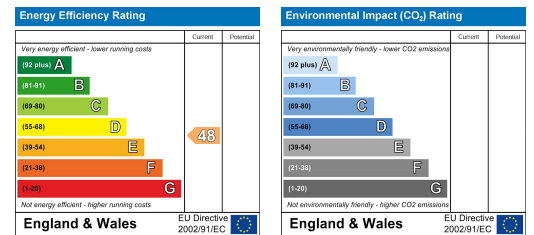
## Floor Plan



## 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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