



23 Kensington Road

, Middlesbrough, TS5 6AJ

Offers in excess of £230,000

A STUNNINGLY PRESENTED AND HIGHLY SPACIOUS 'HMO' PROPERTY WHICH IS CURRENTLY GENERATING AN INCOMING RENT OF £2600 PCM WHICH INCLUDES BILLS (WHICH WILL BE £3150 WHEN THE LAST REMAINING ROOM IS FILLED) - THUS A GROSS YIELD OF 13% IF THE OCCUPANCY REMAINS AS IS, OR ITLL BE AROUND 16% GROSS WHEN FULLY OCCUPIED! THE PROPERTY IS IN SUPERB CONDITION HAVING BEEN RECENTLY REFURBISHED, THIS THREE STOREY SIX BEDROOM TOWN HOUSE HAS A CONSISTENT BACK HISTORY OF BEING 'FULLY LET' SINCE ITS CONVERSION INTO ITS CURRENT FORM. POSSESSING A STUNNING OPEN PLAN COMMUNAL LOUNGE / KITCHEN / DINER AND WITH EACH BEDROOM HAVNG ITS OWN LUXURY SPEC EN-SUITE SHOWER ROOM THE PROPERTY POSSESSES ALL THE FEATURES THAT ANY TENANT WOULD DEMAND FROM HIGH-END ACCOMMODATION. THE PROPERTY IS PRESENTED IN A MODERN AND NEUTRAL STYLE WITH FURNITURE THAT COMPLIMENTS THE STANDARD OF PRESENTATION. BEING LOCATED IN THE 'TS5' POSTCODE AREA, SET CLOSE TO SHOPS AND EATERIES, THE LOCATION IS CONVENIENT FOR ACCESS TO THE UNIVERSITY OF TEESSIDE, THE 'A19 AND A66 ROADLNKS AND ALSO THE CENTRAL SHOPPING AREA WHICH IS APPROXIMATELY A 15 MINUTE WALK AWAY

- OFFERS ARE INVITED BETWEEN £230,000 - £240,000
- THIS PROPERTY IS LOCATED IN A NONE SELECTIVE LICENSING AREA

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.



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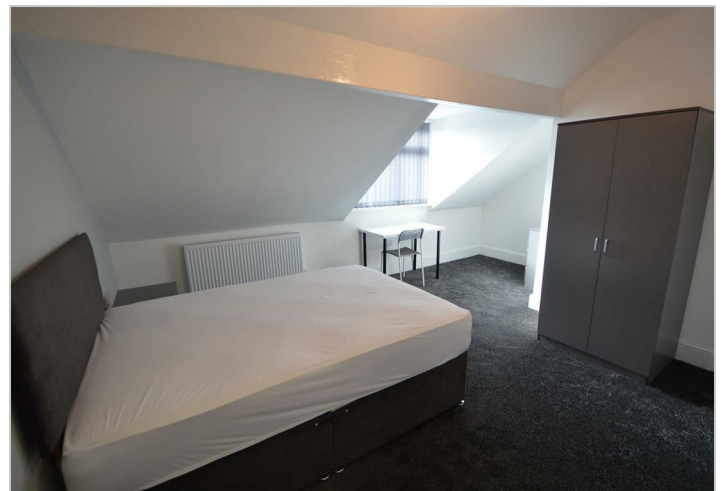
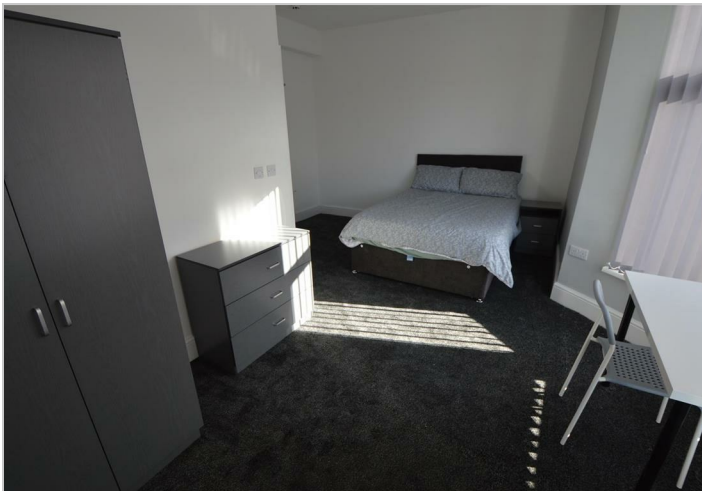
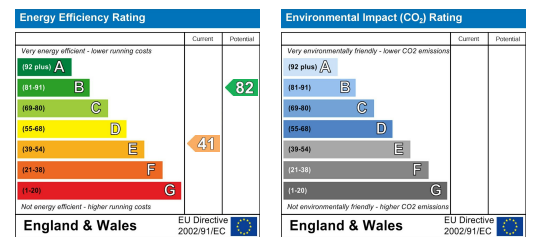
Floor Plan



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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