



33 Challoner Road

, Hartlepool, TS24 8HY

Offers in excess of £90,000

** BEING OFFERED FOR SALE WITH A SITTING TENANT ON A SINGLE TENANCY, PAYING £750pcm THUS CREATING A GROSS YIELD OF 10%. **

THE PROEPRTY HAS BEEN REFURBISHED AND CONVERTED INTO ITS CURRENT SET UP RECENTLY, SO HAS MODERN FIXTURES AND FITTINGS AND FURNISHINGS THROUGHOUT.

THE PROPERTY IS BEING SOLD FULLY FURNISHED

A spacious and unique property which is being sold in superb internal condition. The property is set up as a single room let investment property, which currently yields a total of 4 Bedrooms, all with their own ensuite shower rooms, of which there is one bedroom to the ground and the remaining three to the first floor. In addition there is a communal Kitchen Diner to the downstairs rear, and an additional utility room / office space which houses the central heating boiler. The property offers gas central heating, is fully double glazed and also offers HMO requirements including fire doors, hard wired alarms, safety / emergency lighting etc. There are gardens to both front and rear. SOLD WITH NO CHAIN.

- HMO REQUIREMENTS INCLUDING FIREDOORS, HARDWIRED ALARMS, EMERGENCY LIGHTING ETC
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- RECENT ELECTRICAL SYSTEM / CONSUMER UNIT.
- PREVIOUSLY LET UNDER A TO A SOCIAL HOUSING CONTRACT - HOWEVER IS NOW BEING SOLD VACANT
- THE PROPERTY IS BEING SOLD AS IS - FULLY FURNISHED
- AN IDEAL PURCHASE FOR ANYONE WITH A DEMAND FROM CONTRACTORS OR A DIRECT ROUTE TO A SOCIAL HOUSING CONTRACTOR
- ** A BUYERS PREMIUM IS PAYABLE ON A SUCCESFUL PURCHASE COMPLETION OF THIS PROPERTY **
- EPC RATING 'D' - 64/78
- A WALK AROUND VIDEO IS AVAILABLE ON REQUEST FOR THIS PROPERTY

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.



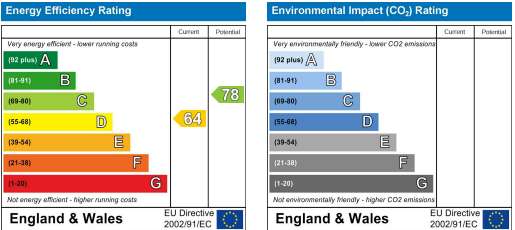
Floor Plan



Area Map



Energy Efficiency Graph



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