



## 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%. OR MORE \*\*  
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 3 Bedrooms, all with their own ensuite shower rooms.

In addition there is a 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.

- FIREDOORS, HARDWIRED ALARMS, EMERGENCY LIGHTING ETC
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- RECENT ELECTRICAL SYSTEM / CONSUMER UNIT.
- EPC RATING 'D' - 64/78
- THE PROPERTY IS BEING SOLD AS IS FULLY FURNISHED AND WITH SITTING TENANT PAYING £750pcm
- A WALK AROUND VIDEO IS AVAILABLE ON REQUEST FOR THIS PROPERTY
- \*\* A BUYERS PREMIUM IS PAYABLE ON A SUCCESSFUL PURCHASE COMPLETION OF 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.





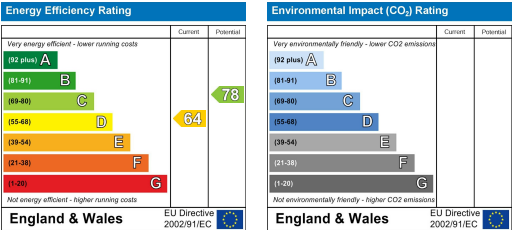
Floor Plan



Area Map



Energy Efficiency Graph



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