



horizon  
sales • lettings

## 38 Langdale Crescent, Middlesbrough, TS6 7RE

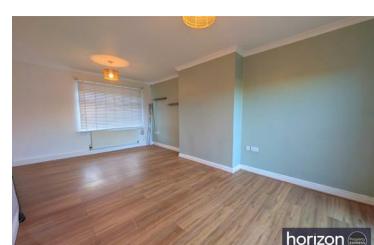
Offers In Excess Of £85,000



An excellent buy-to-let opportunity offering income from day one. This well-presented two-bedroom semi-detached house is being sold with a sitting tenant in place, paying £650 per calendar month. With a rental yield of over 8%, this property represents a strong, ready-made investment for landlords looking to expand their portfolio or secure a reliable return.

The accommodation comprises a bright and spacious living area, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden and off-street parking.

Located in a popular residential area with convenient access to local amenities, transport links, and schools, this home offers consistent rental appeal and low ongoing maintenance—making it an ideal hands-off investment.



- BUY TO LET INVESTMENT OPPORTUNITY
- INCOME FROM DAY 1
- TWO BEDROOMS
- EICR & CP12
- COUNCIL TAX BAND A
- SOLD WITH TENANT IN SITU
- OVER 8% RENTAL YIELD
- SEMI DETACHED
- EPC RATING C
- BUYERS FEES APPLY