



**Burbank Street, Hartlepool, TS24 7JW**

**welcome to**

## **Burbank Street, Hartlepool**

ATTENTION INVESTORS! Sold with a tenant in situ, currently paying £400pcm giving an excellent rental yield of 9.6% per year! Centrally located close to the town centre is this three bedroom mid terrace property.

### **Entrance Vestibule**

UPVC double glazed door to front, door leading directly into lounge.

### **Lounge**

16' 8" Max x 12' 9" Max ( 5.08m Max x 3.89m Max )  
Radiator, UPVC double glazed window to front, decorative fire surround with fire covered, door leading into Kitchen.

### **Kitchen**

10' 8" Max x 12' 6" Max ( 3.25m Max x 3.81m Max )  
UPVC double glazed window to rear, door leading to rear lobby, stairs to first floor, hi-gloss wall and base units with complementary working surfaces, stainless steel sink/drainer with swan neck mixer tap, space for washing machine, space for fridge freezer, space for cooker, radiator, vinyl flooring.

### **Rear Lobby**

Door leading into the rear yard.

### **Ground Floor Bathroom**

Panelled bath with shower over, vinyl flooring, tiled walls, pedestal wash hand basin, low level low flush WC, UPVC double glazed window to side.

### **First Floor**

### **Landing**

Stairs from the kitchen, void loft hatch access.

### **Bedroom 2**

10' 9" Max x 9' 5" Max ( 3.28m Max x 2.87m Max )  
UPVC double glazed window to the rear, radiator.  
built in storage cupboard.

### **Bedroom 1**

12' 10" Max x 12' 10" Max ( 3.91m Max x 3.91m Max )  
UPVC double glazed window to front, radiator.

### **Bedroom 3**

8' 2" Excluding recess x 7' 7" Max ( 2.49m Excluding recess x 2.31m Max )  
UPVC double glazed window, radiator.



## Externally

### Rear Yard

Wall enclosed, gate leading to rear alleyway.



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## Burbank Street, Hartlepool

- 9.6% RENTAL YIELD
- CENTRALLY LOCATED
- IDEAL INVESTMENT
- CENTRAL LOCATION
- RECENTLY UPGRADED

Tenure: Freehold EPC Rating: D

**£45,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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