



**Harpenden Walk, Middlesbrough, TS3 8PS**

**welcome to**

## **Harpenden Walk, Middlesbrough**

- INVESTOR OPPORTUNITY
- RENTAL YIELD 10.4%.
- SOLD WITH TENANT IN SITU
- THREE BEDROOMS & UTILITY ROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C

# £70,000

### **Entrance Hall**

Entered via UPVC door, stairs to first floor and radiator.

### **Lounge**

16' 11" x 14' 5" ( 5.16m x 4.39m )  
UPVC double glazed window to rear, TV point, telephone point and radiator.

### **Kitchen**

7' 5" x 9' 3" ( 2.26m x 2.82m )  
UPVC double glazed window to rear, wall and base units with complimentary work surfaces, sink/drainer, recess for cooker, plumbing for washing machine and radiator.

### **Utility Room**

9' 8" x 4' 4" ( 2.95m x 1.32m )  
UPVC double glazed door to rear and UPVC double glazed window to rear.

### **Landing**

### **Bedroom 1**

12' 2" x 11' 2" ( 3.71m x 3.40m )  
UPVC double glazed window to front and radiator.

### **Bedroom 2**

10' 5" (Maximum) x 8' (Maximum) ( 3.17m (Maximum) x 2.44m (Maximum) )  
UPVC double glazed window to front and radiator.

### **Bedroom 3**

12' 2" x 6' 3" ( 3.71m x 1.91m )  
UPVC double glazed window to rear and radiator.

### **Bathroom**

Bath with shower over, WC and UPVC double glazed window to rear,

### **Externally**

### **Front Garden**

Small front garden.

### **Rear Garden**

Fence enclosed, lawned garden with patio seating area and shed.

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#### **Property Ref:**

MAR109401 - 0005

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