

FOR SALE – Offers in the Region of £175,000

66 Corporation Road, Darlington, Co. Durham

DL3 6AJ

6-bed House in Multiple Occupation (HMO) – Gross Annual Income £28,600pax

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SITUATION/LOCATION

Corporation Road lies adjacent to North Road (A167) approximately 0.5 miles north of Darlington town centre. Corporation Road is a predominantly residential street incorporating local amenities including a convenience store, primary school and a number of local independent businesses. The location is conveniently located for access across the town linking swiftly with North Road and Woodland Road, in turn providing access to the A66 and A1(M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey end terrace HMO of traditional brick construction held beneath a multi pitched and slate tile covered roof.

The property affords living accommodation over three floors comprising six letting bedrooms each with access to a shared bathroom and shared shower room.

Each apartment has the benefit of intermediary cooking facilities and some incorporate a small kitchenette and sink. The property is heated by way of a gas fired central heating system.

Externally there is a small enclosed yard to the rear.

TENURE

Freehold

ACCOMMODATION/ TENANCY SCHEDULE

The rooms are occupied by way of weekly licence agreements at rents as follows:-

	Size	Rent
Room 1 (Ground Floor)	153sq.ft.	£80p/w (£4,160pa)
Room 2 (Ground Floor)	151sq.ft.	£85p/w (£4,420pa)
Room 3 (Ground Floor)	154sq.ft.	£85p/w (£4,420pa)
Flat 4 (First Floor)	151sq.ft.	£80p/w (£4,160pa)
Flat 5 (First Floor 1 Bed)	184sq.ft.	£105p/w (£5,460pa)
Flat 6 (Second Floor 1 Bed)	253sq.ft.	£115p/w (£5,980pa)
	TOTAL	£28,600pa

Rents are inclusive of utilities, council tax, insurance and common repairs/ maintenance

(Information supplied to the Agent by the client. September 2023)

(Agents Note: Floor Areas are provided on a Net Internal Basis and do not include circulation space or bathroom/ wcs.)

COUNCIL TAX

Band B

VAT

TBC

VIEWING

Strictly by appointment only through agents.

EPC

E - 51



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