

CLARKE | MUNRO

ESTATE AGENTS

122 Borough Road, Middlesbrough, TS1 2ES



Price: £399,999



01642 245 796
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Key Features:

- PERFECT INVESTMENT OPPORTUNITY
- 10 BEDROOMS
- 6 BATHROOMS
- POTENTIAL 10.4% YIELD
- AMAZING LOCATION



Property Description:

Clarke Munro are delighted to present this rare to the market student HMO investment property ideally situated on Borough Road, located opposite the University Campus and within walking distance to the town centre. This building comprises of 10 spacious double bedrooms split across three stories. The property has a large kitchen and communal lounge located at the entrance, a further two kitchens on the 1st floor and 6 toilet and shower rooms making it a model student HMO house share. This popular student property is currently fully let with a current rental yield of 10.4% making it the perfect investment opportunity.



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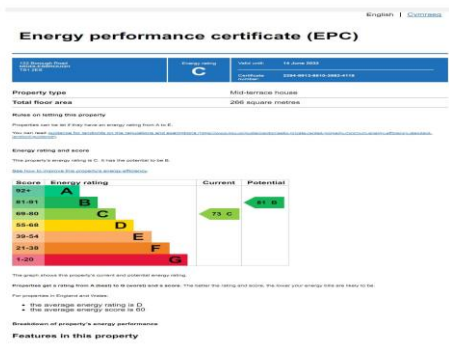
TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

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 <p>Ground Floor</p>	 <p>Floor 1</p>	<p>Approximate total area¹⁾ 2478.94 ft² 230.3 m²</p> <p>Reduced headroom 73.22 ft² 6.8 m²</p> <p>Excluding balconies and terraces</p> <p>☐ Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>
 <p>Floor 2</p>		



Energy Performance Certificate
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.

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