

# CLARKE | MUNRO

ESTATE AGENTS

122 Borough Road, Middlesbrough, TS1 2ES



Price: £310,000



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## 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.



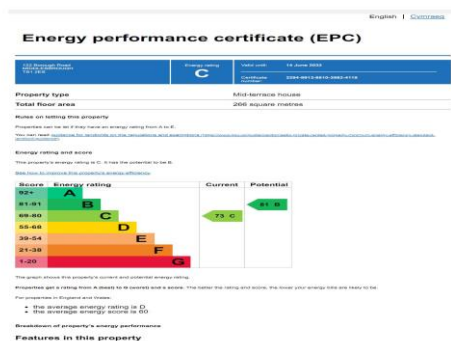
# 122 Borough Road, Middlesbrough, TS1 2ES

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

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## 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.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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