

# CLARKE | MUNRO

ESTATE AGENTS

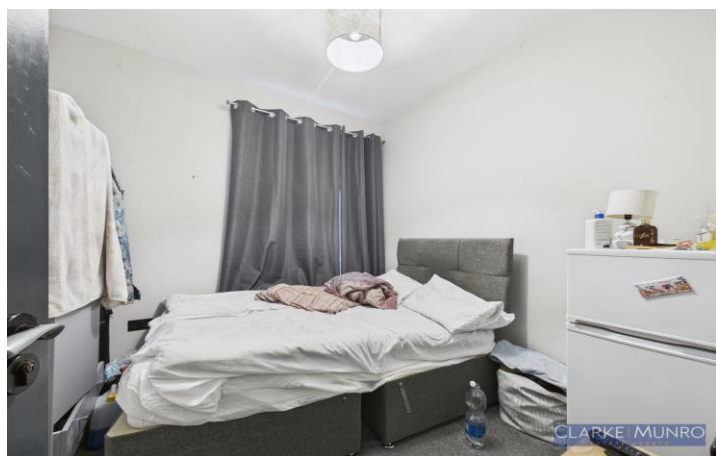
12 Surtees Street, Darlington, County Durham, DL3



Price: £85,000



01642 245 796  
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## Key Features:

- TO BE SOLD WITH EXISTING TENANTS IN SITU
- THREE ROOMS
- MODERN KITCHEN/LIVING AREA
- FIRST FLOOR COMMUNAL BATHROOM
- YARD TO REAR
- GREAT LOCATION

## Property Description:

Clarke Munro offer for sale this deceptively spacious mid-terrace House of Multiple Occupation (HMO) offers an outstanding, ready-made investment opportunity. Currently arranged with three well-proportioned bedrooms—one on the ground floor and two on the first floor—the property is sold with three sitting tenants, providing immediate and reliable rental income from day one. Inside, a welcoming hallway leads to the ground-floor bedroom at the front, while the rear of the property opens into a bright and generous kitchen/diner, perfectly suited for shared living. From here, doors lead out to a sizeable rear yard, offering a pleasant outdoor space for occupants. Upstairs, the two further bedrooms are well maintained, accompanied by a modern shower room. The property is equipped with uPVC double glazing and gas central heating, ensuring comfort and low running costs. Financially, the potential here is clear. With an annual rental income of £13,800, the property offers an attractive yield. This strong rental performance reflects the high demand for accommodation in the area. Ideally positioned on Surtees Street, the property sits close to local shops and amenities—an appealing feature



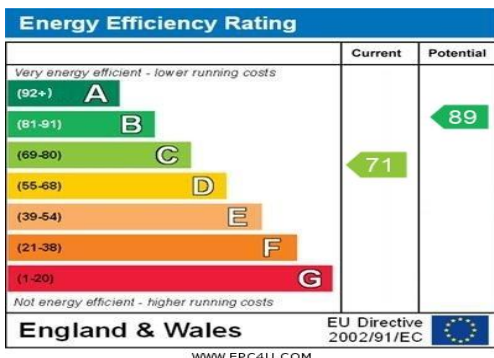
# 12 Surtees Street, Darlington, County Durham, DL3 6PP

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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