

FOR SALE – Offers in the Region of £165,000

**110 High Northgate, Darlington, Co. Durham
DL1 1UR**

**5-bed House in Multiple Occupation (HMO) with unused basement
Gross Annual Income £26,780pax**

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SITUATION/LOCATION

The property fronts High Northgate (A167) approximately 0.5 miles north of Darlington town centre. Amenities in the vicinity include North Retail Park incorporating Iceland, KFC, Greggs, Aldi and Subway together with Morrisons Food and Fuel Store. High Northgate is an arterial route to Darlington town centre from the A1(M) and the location is conveniently located for access across the town. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Three storey terraced HMO of traditional brick construction held beneath a dual pitched and concrete pan tile covered roof.

The property affords living accommodation over three floors comprising five letting bedrooms and two un-used basement rooms which may be suitable for further accommodation. Two letting rooms incorporate en-suite facilities and the others share access to a communal bathroom with washing machine.

The property is heated by way of a gas fired central heating system.

Externally there is parking for one car at the rear.

TENURE

Freehold

ACCOMMODATION/ TENANCY SCHEDULE

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

| | Size | Rent |
|----------------------------|-----------|-----------------------|
| Basement | 342sq.ft. | - |
| Room 1 (Ground Floor) | 170sq.ft. | £100p/w (£5,200pa) |
| Room 2 (GF – En- suite) | 131sq.ft. | £115p/w (£5,980pa) |
| Room 3 (FF – En-suite) | 186sq.ft. | £125p/w (£6,500pa) |
| Room 5 (First Floor) | 105sq.ft. | £75p/w (£3,900pa) |
| Room 4 (Second Floor) | 248sq.ft. | £100p/w (£5,200pa) |
| TOTAL | | £26,780pa |

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

(Information supplied to the Agent by the client. December 2022)

(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

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

D-61



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