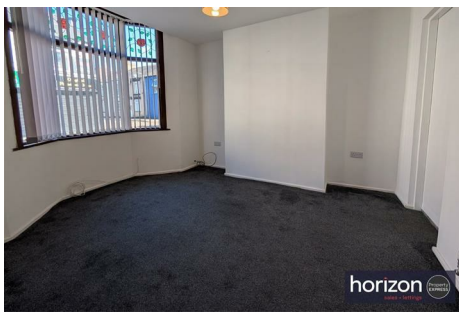




15 Beaumont Road
Middlesbrough, TS3 6NL

Asking Price £110,000

15 Beaumont Road

Middlesbrough, TS3 6NL



- Freehold
- New Carpets and Fresh Decor
- Valid EICR & CP12 Certificates
- Buyers Fee Applicable
- Two Self-Contained 1 Bedroom Flats
- Modern Kitchens with Integrated Oven and Hobs
- In Line with Relevant Fire Safety Regulations
- Fully Modernised and Renovated Throughout
- Private Rear Yard
- 9.35% Net Yield via Social Lease

SOLD BEFORE HITTING THE OPEN MARKET!

Freehold | Two Self-Contained One-Bedroom Flats | Fully Renovated | Vacant Possession | 9.35% Net Rental Yield

An excellent investment opportunity comprising a freehold terraced property arranged as two separate, self-contained one-bedroom flats. Both flats have been fully renovated and recently vacated, offering a flexible opportunity for investors seeking a ready-to-let residential asset.

The refurbishment provides a fresh, modern finish throughout, including new carpets, freshly painted modern white walls and contemporary fitted kitchens with integrated ovens and hobs. The neutral presentation creates bright, practical accommodation suitable for a range of potential tenants.

The ground-floor flat benefits from a private rear yard, providing valuable outdoor space, while on-street parking is available to the front.

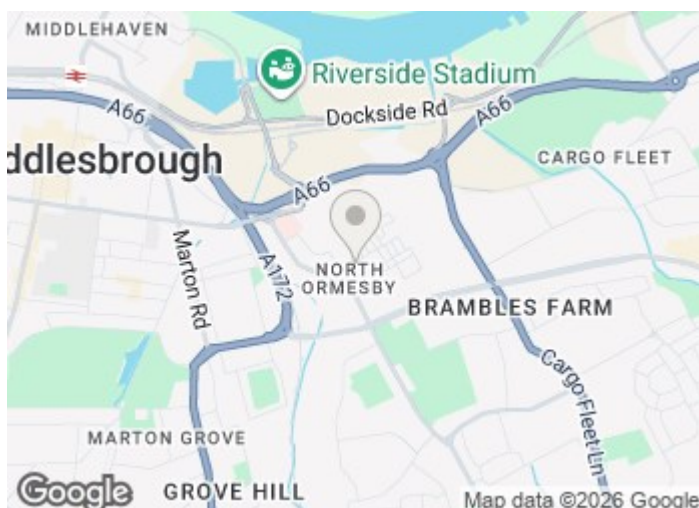
Both flats hold valid EICR and CP12 certificates, and the property has been prepared in line with relevant fire safety regulations, providing reassurance for prospective investors. Buyers should satisfy themselves regarding the ongoing requirements applicable to their intended use.

The property is currently vacant, providing flexibility for a purchaser to select their preferred investment strategy, subject to any necessary permissions and consents. This could include conventional residential letting or a social leasing arrangement.

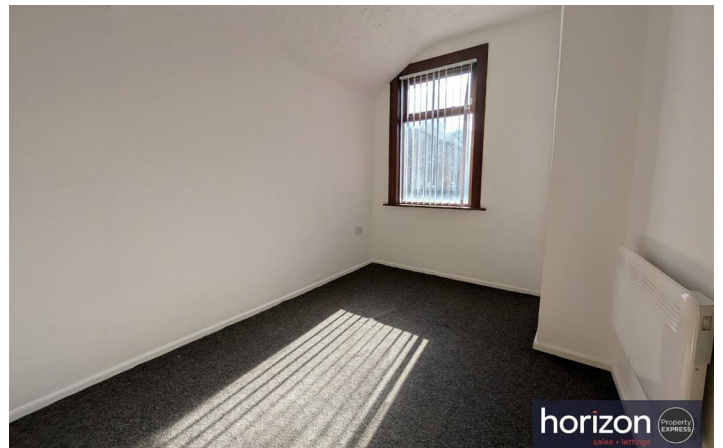
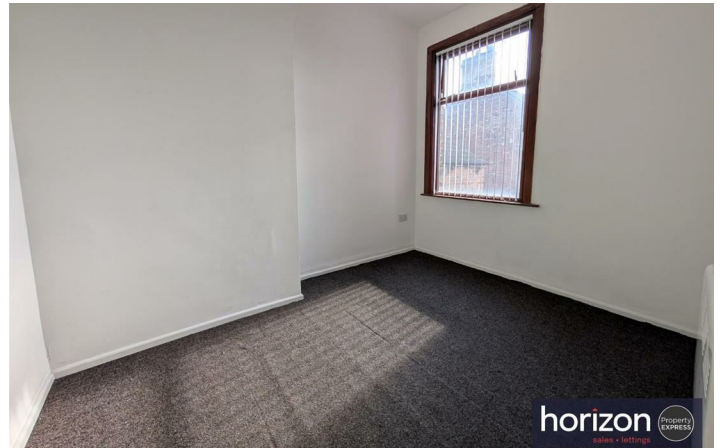
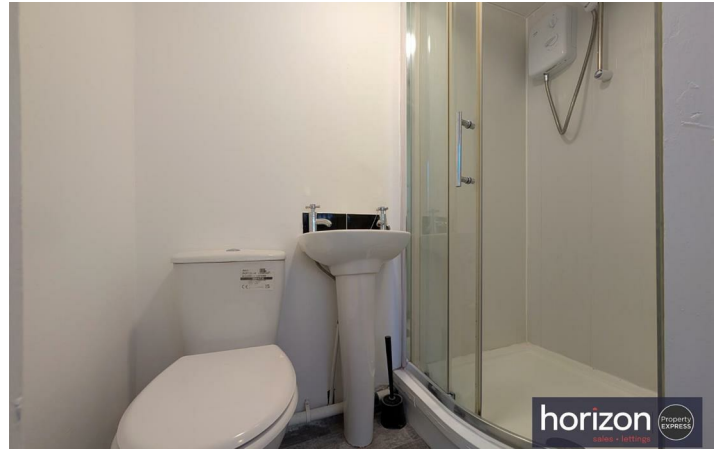
When opting for Horizon's Social Lease, the property offers a stated net rental yield of 9.35%, providing an attractive income-focused investment proposition.

9.35% stated net rental yield via Horizon's Social Lease

Buyers Fee Applicable



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC