PROGRESSION PROPERTY



23 Kensington Road

, Middlesbrough, TS5 6AJ

Guide price £220,000

A STUNNINGLY PRESENTED AND HIGHLY SPACIOUS 'HMO' PROPERTY WHICH HAS HISTORICALLY GENERATED £3150 WHEN FULL (WHICH IT CONSISTENTLY HAS BEEN OVER SEVERAL YEARS) - WHICH INCLUDES BILLS. THE PROPERTY AFTER SOME VERY RECENT MOVE OUTS HAS 4 ROOMS FULL, AND 2 VACANT ALBEIT THE ROOMS HAVE JUST BEEN ADVERTISED AND MADE AVAILABLE ONLINE TO FIND NEW TENANTS TO FILL THE VOIDS. THE PROPERTY IS IN GOOD CONDITION HAVING BEEN RECENTLY REFURBISHED, THIS THREE STOREY SIX BEDROOM TOWN HOUSE HAS A CONSISTENT BACK HISTORY OF BEING 'FULLY LET' SINCE ITS CONVERSION INTO ITS CURRENT FORM.

POSSESSING A STUNNING OPEN PLAN COMMUNAL LOUNGE / KITCHEN / DINER AND WITH EACH BEDROOM HAVNG ITS OWN LUXURY SPEC EN-SUITE SHOWER ROOM THE PROPERTY POSSESSES ALL THE FEATURES THAT ANY TENANT WOULD DEMAND FROM HIGH-END ACCOMMODATION. THE PROPERTY IS PRESENTED IN A MODERN AND NEUTRAL STYLE WITH FURNITURE THAT COMPLIMENTS THE STANDARD OF PRESENTATION. BEING LOCATED IN THE 'TS5' POSTCODE AREA, SET CLOSE TO SHOPS AND EATERIES, THE LOCATION IS CONVENIENT FOR ACCESS TO THE UNIVERSITY OF TEESSIDE, THE A19 AND A66 ROADLNKS AND ALSO THE CENTRAL SHOPPING AREA WHICH IS APPROXIMATELY A 15 MINUTE WALK AWAY

- SUBSTANTIAL MUCH EXTENDED PROPERTY
- LOCATED IN A NONE SELECTIVE LICENSING AREA
- HMO LICENSE IN PLACE
- THE 'CERTIFICATE OF LAWFUL USE' ALSO HAS BEEN DONE

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

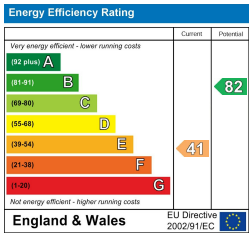
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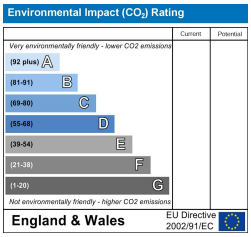
Floor Plan

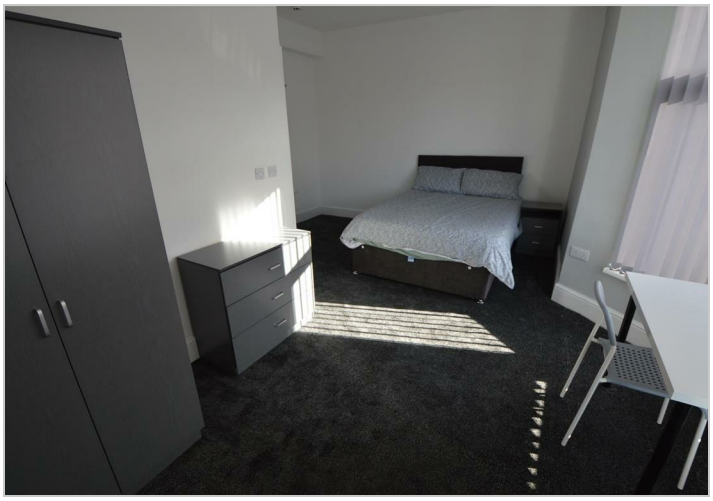
Area Map



Energy Efficiency Graph

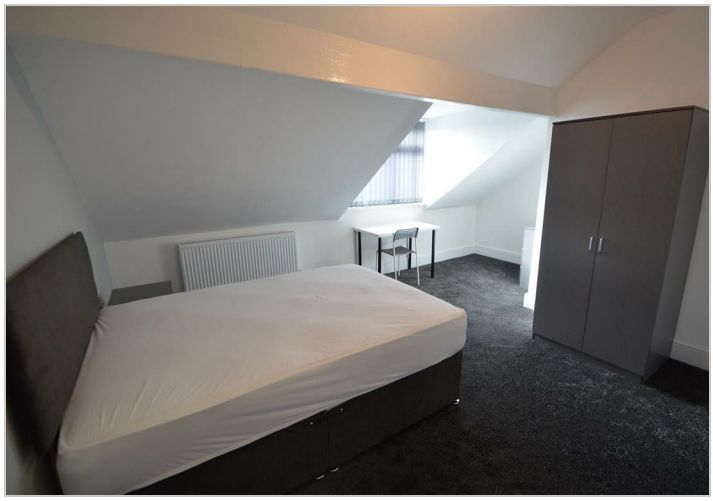












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