



## 33 Challoner Road

, Hartlepool, TS24 8HY

**Offers in excess of £90,000**

\*\* BEING OFFERED FOR SALE WITH A SITTING TENANT ON A SINGLE TENANCY, PAYING £750pcm THUS CREATING A GROSS YIELD OF 10%. OR MORE \*\*  
THE PROEPRTY HAS BEEN REFURBISHED AND CONVERTED INTO ITS CURRENT SET UP RECENTLY, SO HAS MODERN FIXTURES AND FITTINGS AND FURNISHINGS THROUGHOUT.

THE PROPERTY IS BEING SOLD FULLY FURNISHED

A spacious and unique property which is being sold in superb internal condition. The property is set up as a single room let investment property, which currently yields a total of 3 Bedrooms, all with their own ensuite shower rooms.

In addition there is a Kitchen Diner to the downstairs rear, and an additional utility room / office space which houses the central heating boiler. The property offers gas central heating, is fully double glazed and also offers HMO requirements including fire doors, hard wired alarms, safety / emergency lighting etc. There are gardens to both front and rear. SOLD WITH NO CHAIN.

- FIREDOORS, HARDWIRED ALARMS, EMERGENCY LIGHTING ETC
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- RECENT ELECTRICAL SYSTEM / CONSUMER UNIT.
- EPC RATING 'D' - 64/78
- THE PROPERTY IS BEING SOLD AS IS FULLY FURNISHED AND WITH SITTING TENANT PAYING £750pcm
- A WALK AROUND VIDEO IS AVAILABLE ON REQUEST FOR THIS PROPERTY
- \*\* A BUYERS PREMIUM IS PAYABLE ON A SUCCESSFUL PURCHASE COMPLETION OF THIS PROPERTY \*\*

### 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.



3



3



null



D

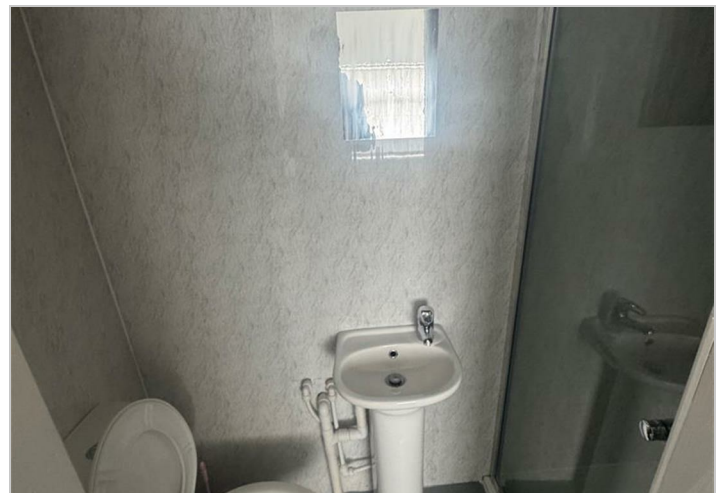
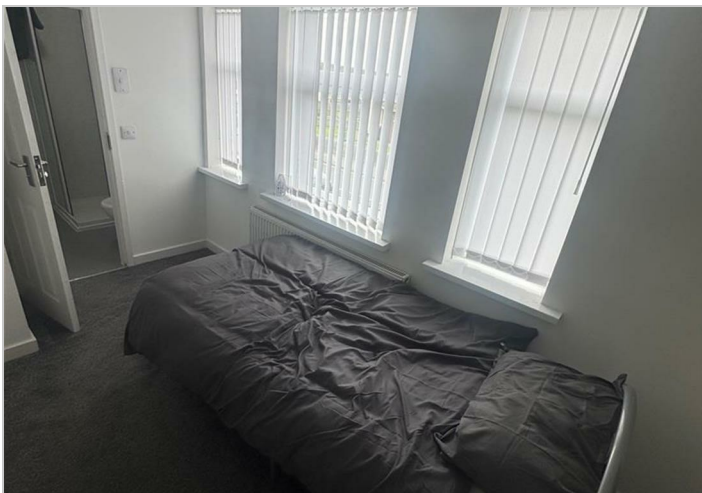
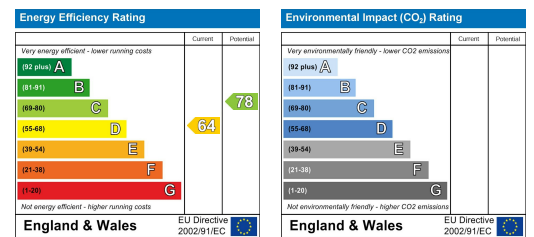
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.