



2 Lytton Street | Middlesbrough | TS4 2BP

Offers Over £50,000

The
GOOD
ESTATE
AGENCY

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TWO BEDROOM APARTMENT WITH PARKING. Welcome to Lytton House, a modern apartment located in the vibrant area of Middlesbrough. This delightful ground floor residence boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter the apartment, you are greeted by an open plan living and dining area that creates a warm and inviting atmosphere. The fitted kitchen is conveniently integrated into this space, allowing for easy interaction while entertaining guests or enjoying family meals. The apartment features a stylish bathroom with a shower over the bath, as well as an en suite shower room attached to the master bedroom, providing both convenience and privacy.

The property benefits from double glazing, ensuring a peaceful environment while enhancing energy efficiency. Additionally, the allocated parking space offers the convenience of secure off-street parking, a valuable asset in this bustling area.

Situated less than a mile from Middlesbrough town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. The property is also conveniently located for those needing to travel, with the A66 nearby, providing excellent transport links to surrounding areas.

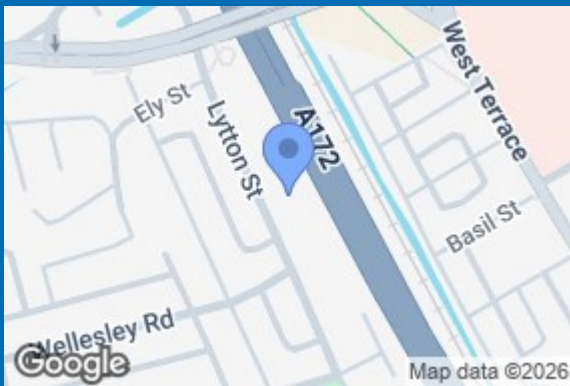
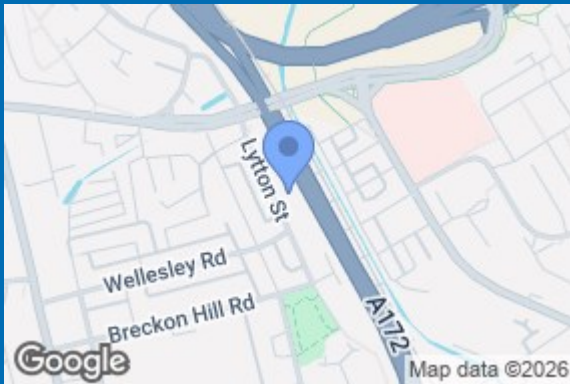
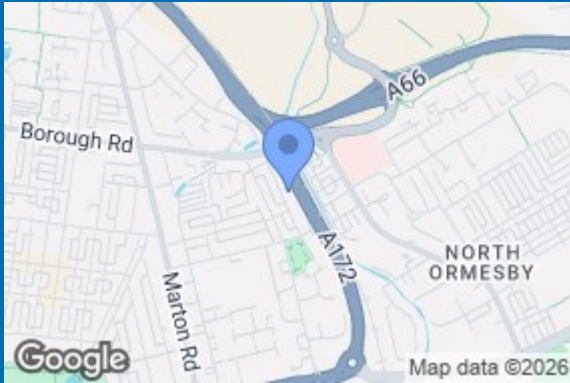
This modern apartment at Lytton House presents a fantastic opportunity for those looking to embrace contemporary living in a prime location. Don't miss your chance to make this lovely property your new home.

Currently let for £525pcm, achieving an excellent rental yield of 12.6%.

- TWO BEDROOM APARTMENT
- FITTED KITCHEN
- ALLOCATED PARKING
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- CURRENTLY LET FOR £525PCM, ACHIEVING AN EXCELLENT RENTAL YIELD OF 12.6%
- OPEN PLAN LIVING & DINING ROOM
- GROUND FLOOR
- HOUSE BATHROOM WITH SHOWER OVER BATH
- INTERCOM







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			81
(11-11) B			
(10-10) C			
(9-9) D		65	
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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