



Belk Street, Hartlepool, TS24 8DH

welcome to

Belk Street, Hartlepool

This terraced home has been transformed by the current owner into a one-bedroom, two-bathroom property that offers an excellent rental yield of over 10%, with the present tenants paying £520 per calendar month.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entered via UPVC double glazed door into entrance hallway, door leading to lounge, door leading to inner hallway.

Lounge

10' 6" (into recess) x 16' (max) (3.20m (into recess) x 4.88m (max))

UPVC double glazed window to front, radiator, TV point ,laminare flooring, door leading to handy downstairs shower room.

Downstairs Shower Room

Shower cubicle, wash hand basin, low level low flush WC, radiator, wooden single glazed window to rear, extractor fan, vinyl flooring.

Inner Hallway

Gives access to stairs to first floor.

Kitchen

10' x 7' 5" (3.05m x 2.26m)

Two UPVC double glazed windows to rear and side, range of wall and base units with complimentary working surfaces and upstands,wall mounted combi boiler, inset electric oven, four ring electric hob, stainless steel 1 1/2 bowl sink. drainer unit, space for free-standing fridge, vinyl flooring, radiator, door leading to rear lobby.

Landing

stairs form first floor, wooden single glazed window to rear, doors leading to bedrooms.

Bedroom 1

13' 9" (max) x 13' (max) (4.19m (max) x 3.96m (max))

Radiator, UPVC double glazed window to rear, built in storage cupboard, door leading to en-suite.

En-Suite

Wooden single glazed window to rear, radiator, vinyl flooring, part restricted floor space due to bulkhead, wash hand basin with mixer tap, corner shower cubicle with electric shower and hand-held attachment.





Front Of Property

Flat fronted with on street parking.

Rear Lobby

UPVC double glazed door to rear yard.

Rear Yard

Wall enclosed, wooden gate to rear alleyway.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CONVENIENTLY LOCATED
- RENTAL YIELD OF OVER 10%

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£40,000



Total floor area 61.7 m² (664 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
HAR120108 - 0002

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manners & harrison



01429 261351



Hartlepool@mannersandharrison.co.uk



Shrewsbury House 129 York Road,
HARTLEPOOL, Durham, TS26 9DW



mannersandharrison.co.uk