



Kildwick Grove, Park End, Middlesbrough, TS3 7SD

ATTENTION INVESTORS! This three bedroom semi-detached home is sold with tenant in situ. Located in the residential area of Park End, Middlesbrough, within easy walking distance of local supermarkets, schools and leisure facilities.

This property briefly comprises an entrance hall, lounge and kitchen, with three well-proportioned bedrooms and a family bathroom with a separate bath and shower on the first floor.

Additional benefits include gas central heating and double glazing throughout.

Externally, the home offers gardens to the front, side and rear, with an enclosed south-westerly facing rear garden and patio, ideal for enjoying the afternoon and evening sun.

The property is currently let at £650 per calendar month, generating an approximate yield of 8.7%

£89,950



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HALLWAY

LOUNGE
13'11" x 12'6" (4.24m x 3.81m)

KITCHEN
19'11" x 6'10" (6.07m x 2.08m)

BEDROOM ONE
12'6" x 10'8" (3.81m x 3.25m)

BEDROOM TWO
9'2" x 9'1" (2.79m x 2.77m)

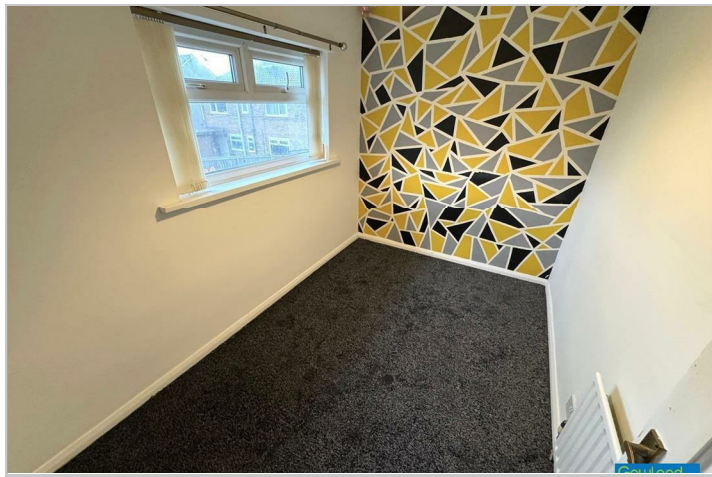
BEDROOM THREE
11'2" x 6'11" (3.40m x 2.11m)

BATHROOM
6'9" x 8'5" (2.06m x 2.57m)

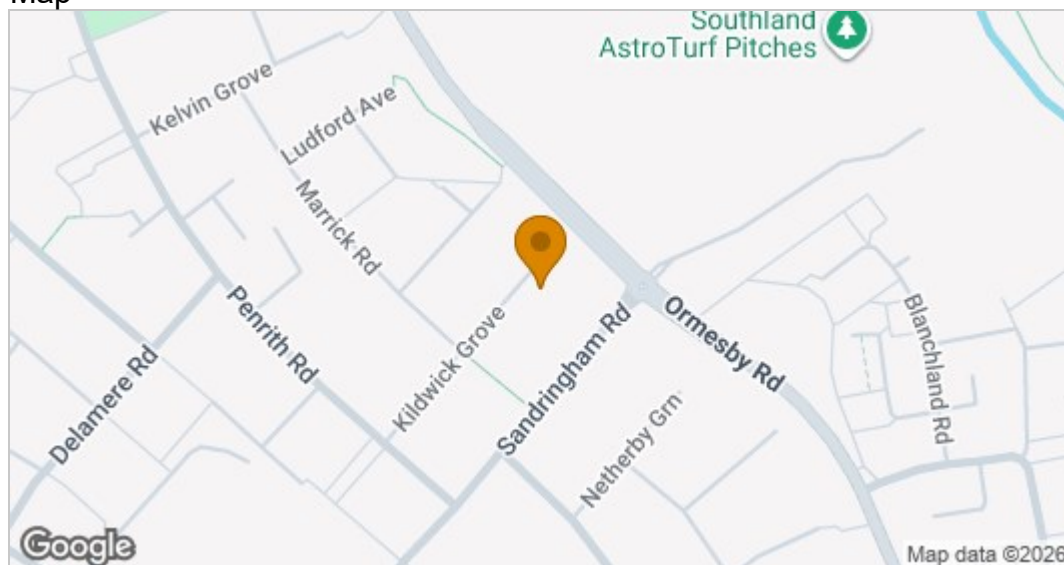
AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



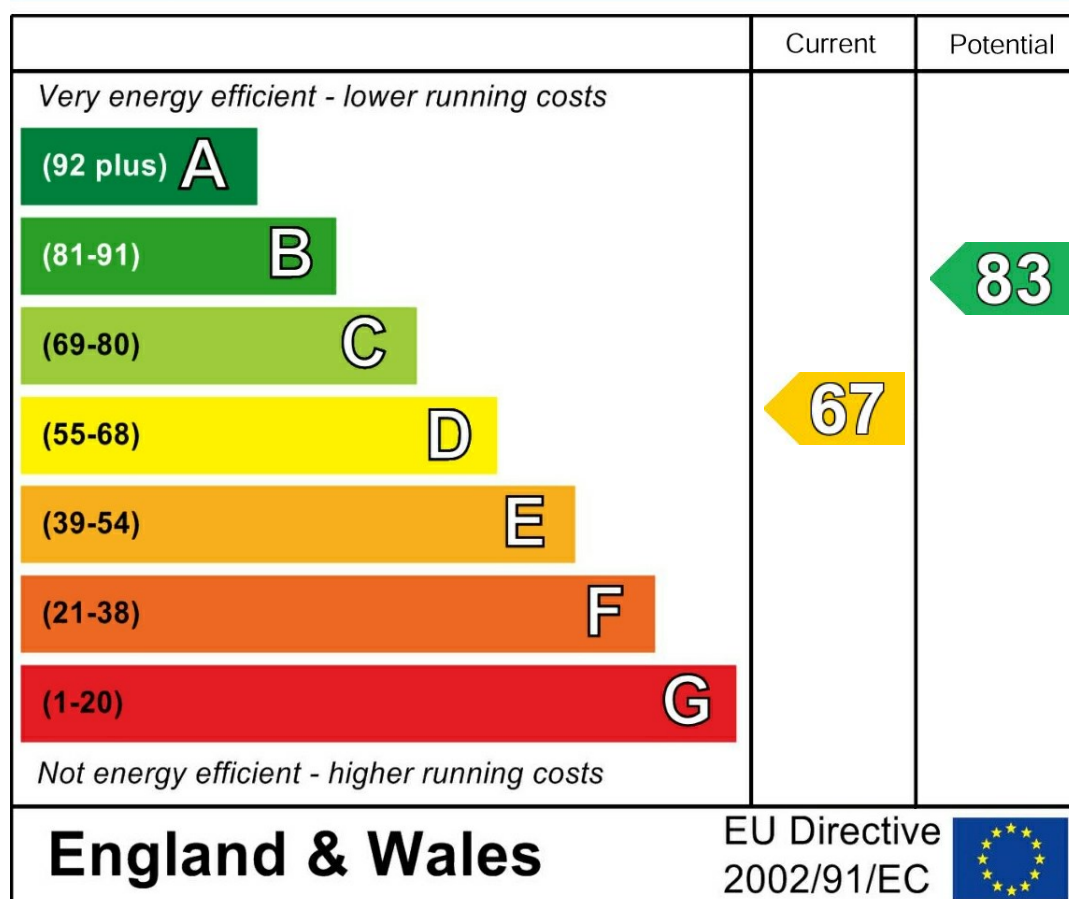


Map



EPC graph

Energy Efficiency Rating



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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