PROGRESSION PROPERTY



141 Marton Road

, Middlesbrough, TS1 2EA

Offers in the region of £180,000

** A FULLY LET 'HMO' CURRENTLY OCCUPIED BY STUDENTS WHO JOINTLY GENERATE A RENTAL INCOME OF £2,200 PCM WHICH INCLUDES BILLS WHICH EQUATES TO A GROSS YIELD OF OVER 14% AT ASKING PRICE. THE VENDOR INFORMS US THAT THE HMO IS LICENSED FOR 7 PEOPLE **
A WELL PROPORTIONED STUDENT LET INVESTMENT OPPORTUNITY WHICH PROVIDES AN IDEAL OPPORTUNITY FOR ANY INVESTOR TO SECURE IMMEDIATE RETURNS DUE TO BEING FULLY OCCUPIED. THE ACCOMMODATION IN BRIEF COMPRISES OF AN ENTRANCE HALL, 2 GROUNDFLOOR DOUBLE BEDROOMS 1 OF WHICH FORMERLY BEING A LOUNGE, & A SPACIOUS COMMUNAL KITCHEN / LOUNGE AREA WITH A GROUNDFLOOR CLOAKROOM / W.C., TO THE FIRST FLOOR ARE 2 SHOWER ROOMS & 3 DOUBLE BEDROOMS. FINALLY TO THE SECOND FLOOR THERE ARE 2 FINAL DOUBLE BEDROOMS. THE ROOM SIZES WILL ALWAYS DRAW INTEREST FROM ANYONE WISHING TO RENT A ROOM, WHILST THEY ALSO ALLOW THE OPPORTUNITY TO POTENTIALLY INTRODUCE EN-SUITE FACILIITES LEAVING AMPLE LIVING SPACE IN EACH BEDROOM TO BE COMFORTABLE. THE PROPERTY IS IDEALLY POSITIONED FOR ACCESS TO THE UNIVERSITY OF TEESSIDE, VARIOUS SHOPS, AMENITIES & ROAD LINKS.

- UPVC DOUBLE GLAZING THROUGHOUT AND GAS COMBI BOILER.
- EPC RATING - 'D' : 57/81
- SCOPE TO INCREASE THE ALREADY GENEROUS YIELD.

Viewing

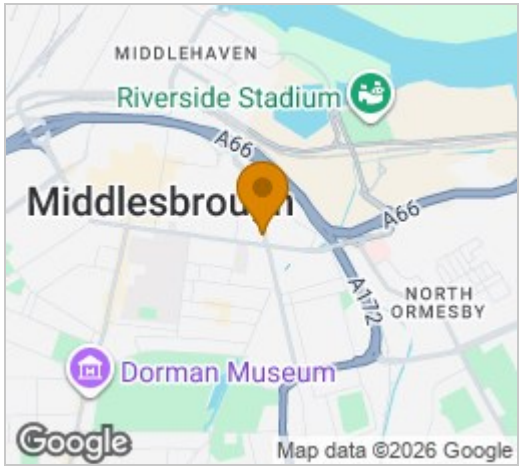
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.

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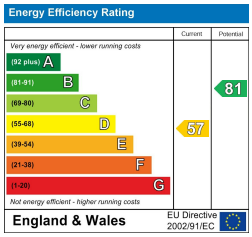
Floor Plan

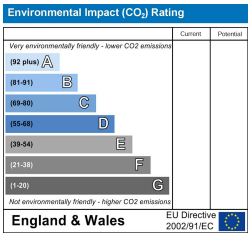


Area Map



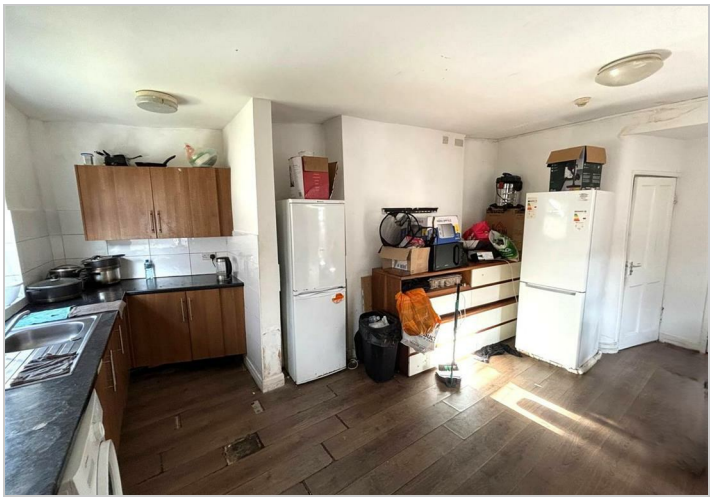
Energy Efficiency Graph

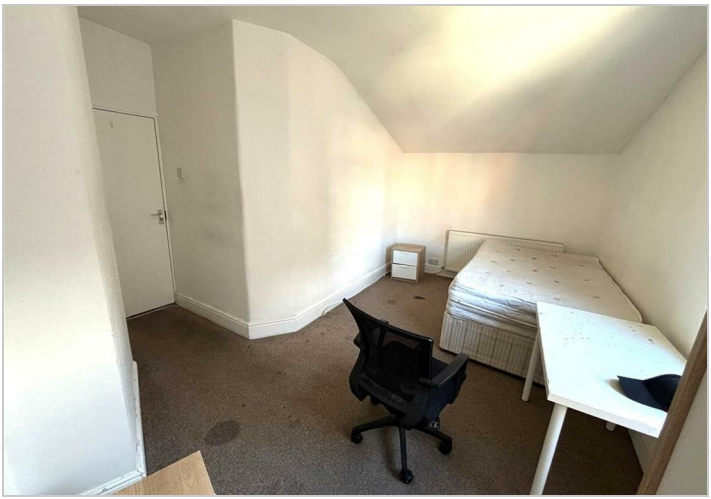












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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