

CLARKE | MUNRO

ESTATE AGENTS

9 Clifton Street, Middlesbrough, North Yorkshire,



Price: £130,000



01642 245 796
visit clarkemunro.com for details



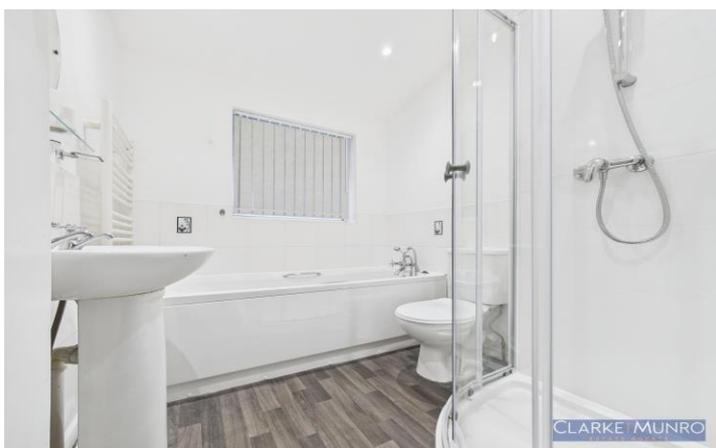
Key Features:

- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- CLOSE TO ALL LOCAL AMENITIES INCLUDING TEESIDE UNIVERSITY
- TENANTED UNTIL AUGUST 2025 AT £1000PCM
- TENURE FREEHOLD
- COUNCIL TAX BAND A



Property Description:

Clarke Munro are delighted to introduce this great freehold investment property which has been well maintained by the current owners. In a great location close to the town centre and University, this property consists of 4 bedrooms in total, with 2 bathrooms and is to be sold as seen. Briefly comprising of Large entrance hall, Bedroom 1, Communal space wth hallway to ground floor shower room, Comunal living space opening into the kitchen area with appliances. to the first floor there are 3 more bedrooms and bathroom w/c. This property is the perfect 'Turn Key' Investment. Currently let via our Student lettings dept for £1000pcm and is let until August 2025. **Please note this property is in a selective licensing zone and costs may be incurred to a purchaser. Please enquire for further information**



9 Clifton Street, Middlesbrough, North Yorkshire, TS1 4BZ

TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

www.clarkemunro.com

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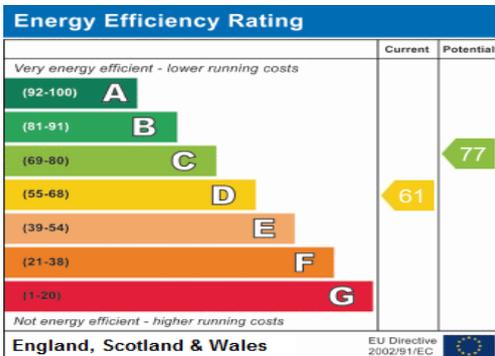
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Approximate total area⁽¹⁾
107.4 m²
1157 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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