



60 Belle Vue Grove  
Middlesbrough, TS4 2PZ

Offers In Excess Of £70,000

# 60 Belle Vue Grove

## Middlesbrough, TS4 2PZ



- \*\*\*CASH BUYERS ONLY!\*\*\*
- Two Reception Rooms
- A Blank Canvas for Investors/Homeowners Looking to Fully Modernise & Customise the Property
- Four Spacious Bedrooms, Offering Excellent Potential for Family Living or Rental Opportunities
- Convenient Location
- Gardens to Front & Rear
- Available With No Onward Chain
- Vacant Possession
- Spacious Accommodation Throughout
- Buyer's Premium Fees Apply!

### CASH BUYERS ONLY – HIGH-RETURN INVESTMENT OPPORTUNITY

Positioned in the heart of Middlesbrough, Belle Vue Grove presents a standout opportunity for investors seeking a high-yield BRRR or serviced accommodation project with significant uplift potential. This four-bedroom mid-terrace property requires full refurbishment throughout, offering a blank canvas to add value and maximise returns.

Located within close proximity to James Cook University Hospital and its associated train station, the property benefits from strong rental demand and excellent transport links, while also being within easy reach of Middlesbrough town centre and its wide range of amenities.

With the right vision, this property can be transformed into a modern five-bedroom serviced accommodation unit, perfectly suited to the growing demand from healthcare professionals and short-term tenants.

#### Investment Breakdown:

Purchase Price: £70,000  
Refurbishment: £65,000  
GDV: £170,000

#### Projected Returns:

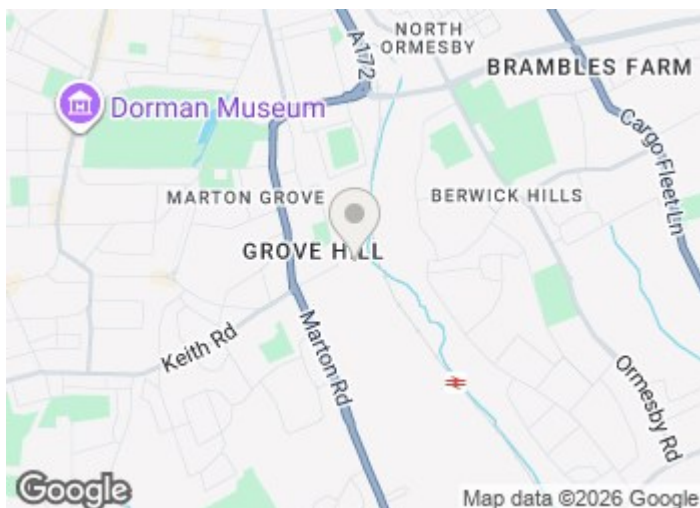
Serviced Accommodation Income: £2,300 PCM  
Yield: 17.35%  
Return on Capital (Post-Refinance): 63.74%

#### Key Highlights:

4-Bedroom Terrace | Potential 5-Bed SA Unit  
No HMO Licence Required  
Potential to reclaim SDLT due to property condition  
Strong location near major employment hub

For investors seeking a hands-off approach, full deal support is available, including:

- ? Sale progression
- ? Full refurbishment & project management
- ? Serviced accommodation setup & management



[Directions](#)



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	