PROGRESSION PROPERTY



14 Coltman Street

, Middlesbrough, TS3 6JA

Offers in excess of £65,000

** AN EXPECTED 12% + GROSS YIELD IF LET FOR THE CURRENT MARKET VALUE OF A SPACIOUS THREE BEDROOM CONDITION IN THIS LOCALITY. THE CURRENT TENANT IS IN THE PROCESS OF VACATING ALLOWING MARKET VALUE RENT TO BE ACHIEVED **

A RECENTLY REFURBISHED / MODERNISED HIGHLY SPACIOUS 3 BEDROOM TERRACED PROPERTY LOCATED IN THE INVESTOR HOT-BED OF NORTH ORMESBY. THE AREA HAS A CONSISTENT AND HIGH LEVEL OF DEMAND FROM TENANTS FOR ACCOMMODATION, POSSIBLY DUE TO ITS CONVENIENT LOCATION CLOSE TO THE A66, THE A19, MIDDLESBROUGH TOWN CENTRE AND ALSO THE INDUSTRIAL AREAS INCLUDING WILTON SITE. THE PORPERTY IN BRIEF YIELDS AN ENTRANCE HALL, TWO SPACIOUS RECEPTION ROOM AREAS THAT ARE NOW OF AN OPEN PLAN NATURE, A WELL SIZED KITCHEN, A REAR LOBBY AND A MODERN BATHROOM. TO THE FIRST FLOOR ARE 3 BEDROOMS. THE PROPERTY HAS UPVC DOUBLE GLAZING THROUGHOUT, AND IS HEATED BY A GAS COMBI BOILER. BEING SOLD WITH A TENANT IN SITU.

- A WELL CARED FOR LARGER DESIGN INNER TERRACED
- GROSS YIELD OF 12.8% (IF TENANTED AT MARKET VALUE)
- EPC BEING CARRIED OUT WEEK STARTING 2ND NOVEMBER - FORMER RATING 'D' - 66/90

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.

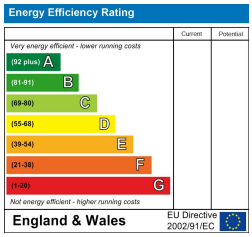
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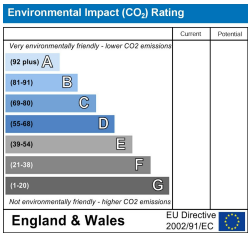
Floor Plan

Area Map



Energy Efficiency Graph













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