



## 24 Percy Street

, Middlesbrough, TS1 4DE

Offers in excess of £70,000

Progression Property are delighted to bring to market this vacant, spacious, and versatile 2/3 bedroom home in a quiet residential area of central Middlesbrough.

This property is a fantastic blank canvas for investors or buyers looking to maximise value through buying something fully ready to go.

Offering excellent HMO conversion potential (subject to relevant consents), this is a high-yield opportunity with strong long-term rental income prospects.

POTENTIAL 11% YIELD

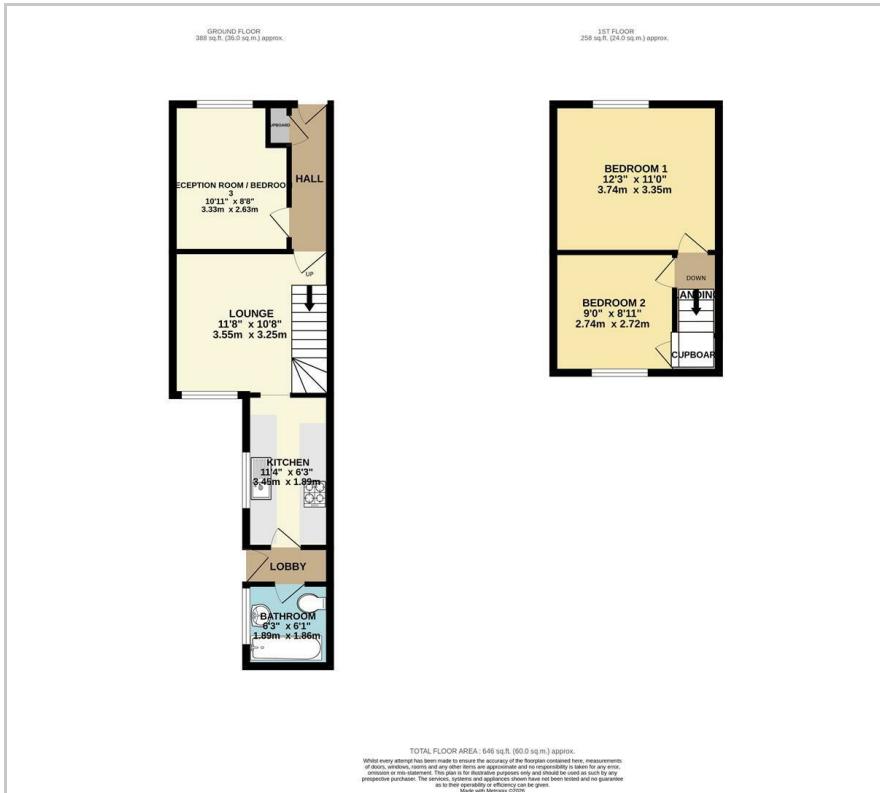
### Viewing

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

- VACANT POSSESSION
- RECENTLY RENOVATED
- THREE BEDROOM PROPERTY
- CLOSE TO UNIVERSITY
- LOVELY BATHROOM & KITCHEN
- POTENTIAL 11% YIELD
- \*\* A BUYERS PREMIUM IS PAYABLE ON A SUCCESSFUL PURCHASE COMPLETION OF THIS PROPERTY \*\*



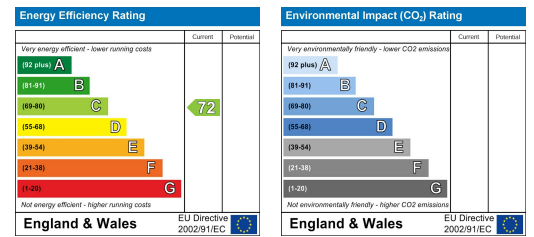
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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