



## 173 West View Road

, Hartlepool, TS24 0BW

**Offers in excess of £55,000**

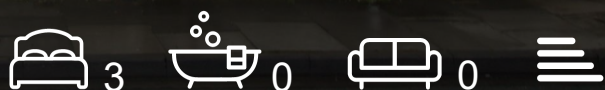
\*\* OFFERS INVITED BETWEEN £55,000 AND 60,000 \*\* CURRENTLY LET TO A SOCIAL HOUSING PROVIDER - THE ORIGINAL FIXED 5 YEAR LEASE HAS EXPIRED SO THE TENANCY IS NOW ON A ROLLING LEASE. THE LEASEHOLDER CARRIES OUT THEIR OWN MAINTENANCE AND REPAIRS. RENTAL INCOME IS £649.80 PER CALENDAR MONTH THUS CREATING AN ATTRACTIVE GROSS YIELD OF 13% AT ASKING PRICE. \*\*

An easy 'hands off' investment opportunity located within Hartlepool benefitting from a social housing provider lease ensuring guaranteed returns, whilst ongoing maintenance and repairs being handled by the leaseholder. The property is of a good condition internally. A WALK AROUND VIDEO IS AVAILABLE OF THIS PROPERTY AS INTERNAL ACCESS (AS PER TERMS OF THE LEASE) IS DIFFICULT. This is one of two properties being sold by the same owner, with the other property also being under a social housing lease.

- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING COURTESY OF A COMBINATION BOILER
- MODERN WHITE BATHROOM SUITE
- A BUYERS PREMIUM OF £2000 + VAT IS PAYABLE ON A SUCCESSFUL COMPLETION OF THIS PROPERTY PURCHASE.
- LET ON A LONG TERM LEASE AT £649.80pcm
- THE SOCIAL HOUSING PROVIDER HAVE EXPRESSED A KEENNESS TO EXTEND THE LEASE AGAIN ACCORDING TO THE OWNER

### 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.



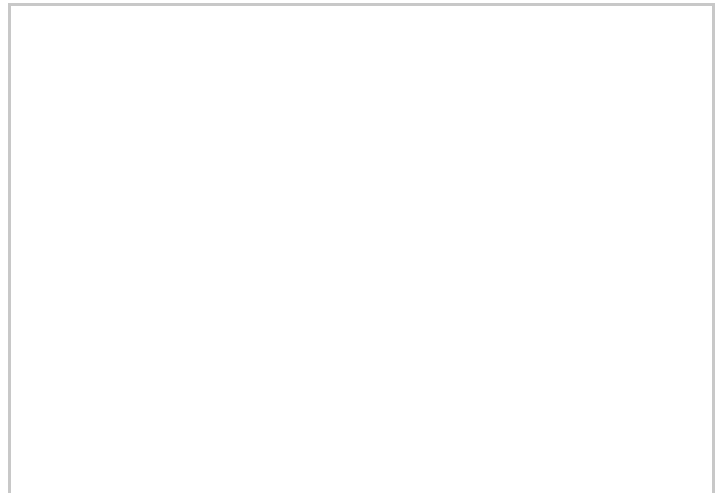
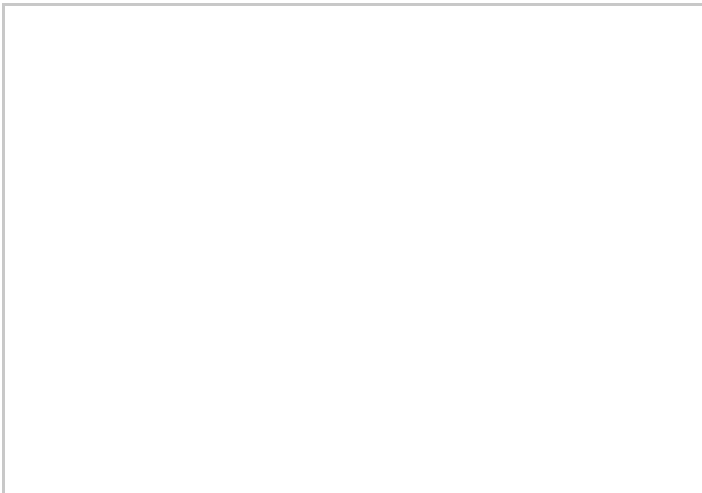
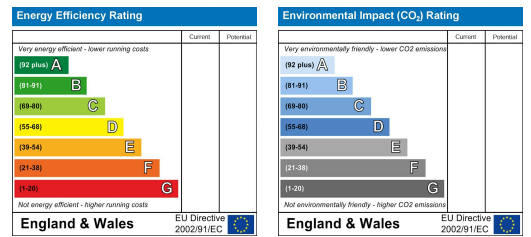
## Floor Plan



## 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.