



## 175 West View Road

, Hartlepool, TS24 0BW

**Offers in excess of £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 £557.50 PER CALENDAR MONTH THUS CREATING AN ATTRACTIVE 11% GROSS YIELD 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 in 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 GAS COMBI BOILER
- WHITE BATHROOM SUITE
- A WALK AROUND VIDEO OF THIS PROPERTY IS AVAILABLE ON REQUEST
- A BUYERS PREMIUM OF £2,000 + VAT IS PAYABLE ON THE SUCCESSFUL COMPLETION OF THIS PURCHASE.
- LET ON LONG TERM LEASE FOR £557.50pcm

### 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.



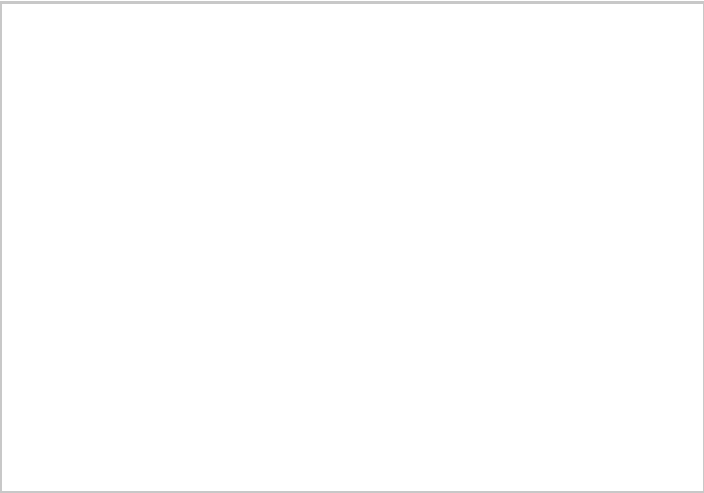
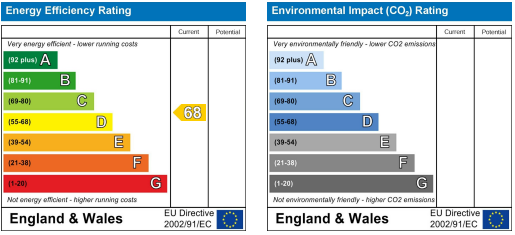
Floor Plan



Area Map



Energy Efficiency Graph



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