



## 21 Wharton Street

, Hartlepool, TS24 8BQ

**Offers in the region of £60,000**

\*\*\* A VERY WELL SIZED INNER TERRACED PROPERTY JUST SET OFF YORK ROAD IN HARTLEPOOL WHICH OFFERS ACCOMMODATION SPREAD OVER THREE STOREYS. THE PROPERTY IN BRIEF PROVIDES AN ENTRANCE HALL, TWO SPACIOUS RECEPTION ROOMS, A WELL SIZED BREAKFAST KITCHEN TO THE REAR AND A DOWNSTAIRS BATHROOM. TO THE FIRST FLOOR ARE TWO DOUBLE BEDROOMS WHILST AN ORIGINAL FIXED STAIRCASE LEADS FROM THE LANDING TO A FURTHER LARGE DOUBLE LOFT ROOM / BEDROOM WHICH HAS CENTRAL HEATING RADIATOR AND VELUX STYLE WINDOWS. THE PROPERTY IS PRESENTED GENERALLY TO A GOOD STANDARD WITH MODERN FIXTURES AND FITTINGS AND NEUTRAL DECORATION THROUGHOUT. THE PROPERTY HAS HIGH CEILINGS, WELL PROPRTIONED ROOM SIZES, AND IS BEING SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN. AN IDEAL INVESTMENT. \*\*\*

- A SOCIAL HOUSING PROVIDER HAS INTIMATED THEY MAY BE INTERESTED IN TAKING THIS PROPERTY (BASED ON POSTCODE CHECK AND NUMBER OF SUITABLE ROOMS) AT A RENT OF Rate £647.83 ON A FULL MAINTENANCE BASIS
- POTENTIAL 3-5 YEAR LEASE WITH THE ABOVE CREATING A POTENTIAL YIELD OF 12% PLUS
- A PRIVATE RENT EXPECTANCY OF £550PCM - THUS A GROSS YIELD OF 10 % PLUS AT ASKING PRICE.
- POTENTIAL OF SEPARATING THE RECEPTION ROOMS THUS CREATING A FURTHER BEDROOM.
- GAS CENTRAL HEATING
- A BUYERS PREMIUM OF £2,000 + VAT IS PAYABLE ON THE SUCCESSFUL PURCHASE OF THIS PROPERTY - Please consult the office for further details

### Viewing

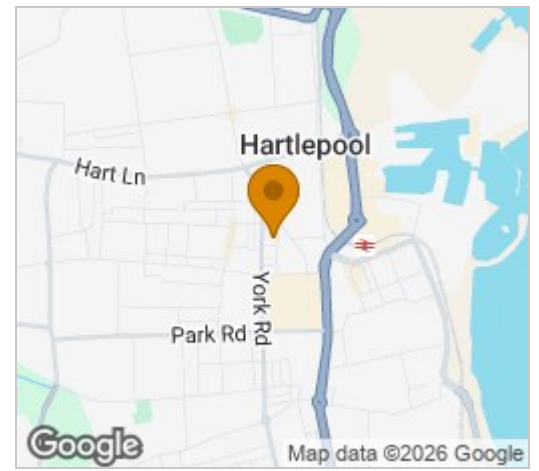
Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



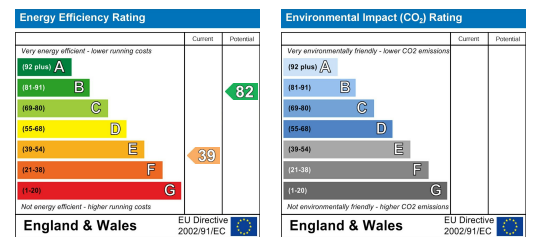
# Floor Plan



# Area Map



# Energy Efficiency Graph



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329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>