



17 Athol Street

, Middlesbrough, TS1 4NF

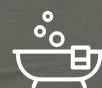
Offers in the region of £80,000

A LET AND HIGH YIELDING TOWN CENTRE OPPORTUNITY CREATING A SUPERB 10.6 % YIELD AT ASKING PRICE, COURTESY OF A £850PCM (NOT INCLUDING BILLS) RENTAL INCOME. THE PROPERTY OFFERS MODERN ACCOMMODATION THROUGHOUT WITH A HIGH GLOSS FINISH KITCHEN, A WHITE BATHROOM SUITE AND NEUTRAL DECORATION THROUGHOUT. BEING SOLD AS A GOING CONCERN THE PROPERTY COMES FULLY FURNISHED. IN BRIEF THE PROPERTY OFFERS AN ENTRANCE HALL, A DOUBLE DOWNSTAIRS BEDROOM, A SPACIOUS LOUNGE, AND A KITCHEN TO THE GROUND FLOOR. TO THE FIRST FLOOR ARE TWO SPACIOUS BEDROOMS AND A LARGE BATHROOM. BEING LOCATED CLOSE TO LINTHORPE ROAD AND THE UNIVERSITY OF TEESSIDE THE PROPERTY IS PERFECT FOR BOTH STUDENT OCCUPATION OR PROFESSIONALS WHICH IS PROVEN BY ITS SUCCESSFUL HISTORY OF BEING 'LET' OVER SEVERAL YEARS

- RECENTLY RENEWED 'WORCESTER' GAS COMBI BOILER
- UPVC DOUBLE GLAZING THROUGHOUT
- EPC RATING 'C' - 72/87

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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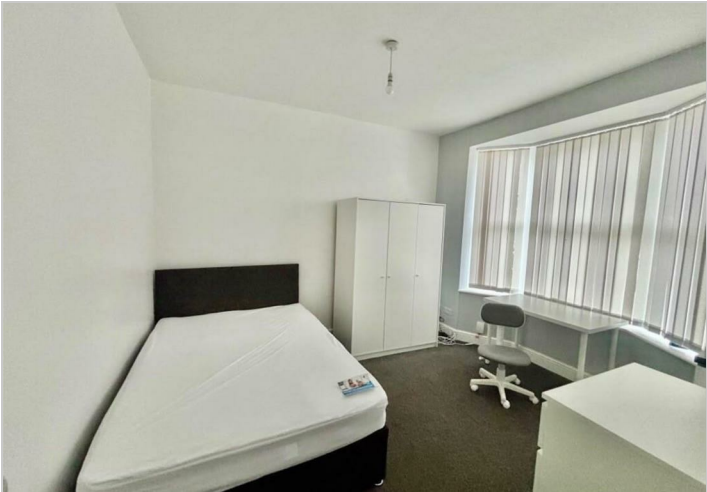
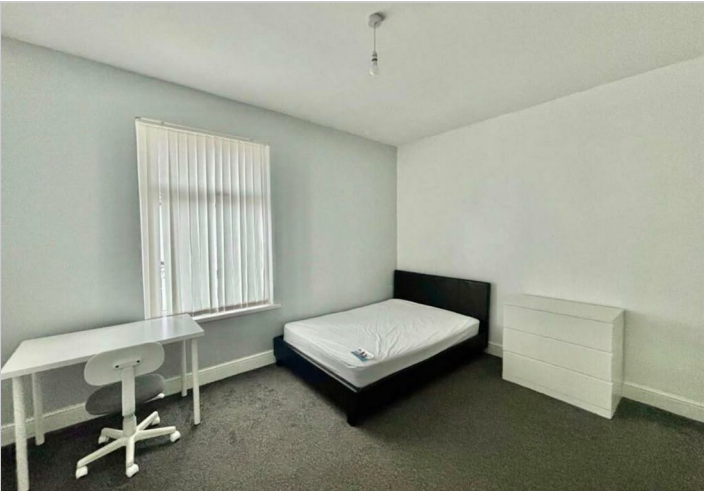
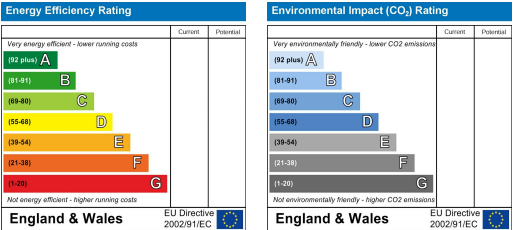
Floor Plan



Area Map



Energy Efficiency Graph



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