



14 Coltman Street

, Middlesbrough, TS3 6JA

Offers in excess of £65,000

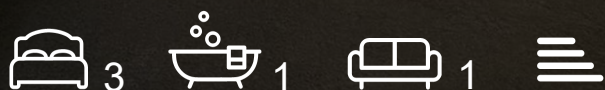
**** AN IMMEDIATE 10.5% GROSS YIELD AT ASKING, UP TO A 12.8% GROSS YIELD IF RENT WAS INCREASED TO WHAT IS THE CURRENT MARKET VALUE FOR A GOOD QUALITY THREE BEDROOM TERRACE IN THIS LOCALITY ****

A RECENTLY REFURBISHED / MODERNISED HIGHLY SPACIOUS 3 BEDROOM TERRACED PROPERTY LOCATED IN THE INVESTOR HOT-BED OF NORTH ORMESBY. THE AREA HAS A CONSISTENT AND HIGH LEVEL OF DEMAND FROM TENANTS FOR ACCOMMODATION, POSSIBLY DUE TO ITS CONVENIENT LOCATION CLOSE TO THE A66, THE A19, MIDDLESBROUGH TOWN CENTRE AND ALSO THE INDUSTRIAL AREAS INCLUDING WILTON SITE. THE PROPERTY IN BRIEF YIELDS AN ENTRANCE HALL, TWO SPACIOUS RECEPTION ROOM AREAS THAT ARE NOW OF AN OPEN PLAN NATURE, A WELL SIZED KITCHEN, A REAR LOBBY AND A MODERN BATHROOM. TO THE FIRST FLOOR ARE 3 BEDROOMS. THE PROPERTY HAS UPVC DOUBLE GLAZING THROUGHOUT, AND IS HEATED BY A GAS COMBI BOILER. BEING SOLD WITH A TENANT IN SITU.

- A WELL CARED FOR LARGER DESIGN INNER TERRACED
- LOCATED IN A 'SELECTIVE LICENSING' AND "ARTICLE 4" AREA
- GROSS YIELDS AVAILABLE BETWEEN 10.5% (CURRENT) AND 12.8% (IF AT MARKET VALUE)
- EPC BEING CARRIED OUT WEEK STARTING 19TH OCTOBER - FORMER RATING 'D' - 66/90

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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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