



8 Maria Street

, Middlesbrough, TS3 6JQ

No offers £60,000

** A GROSS YIELD OF 10% AT ASKING PRICE COURTESY OF A TENANT IN SITU MAKING IT AN ATTRACTIVE STANDARD RESIDENTIAL INVESTMENT** A LARGER STYLE TWO BEDROOM TERRACED PROPERTY YIELDING TWO RECEPTION ROOMS, A LARGER THAN AVERAGE KITCHEN, AND AN UPSTAIRS BATHROOM. THE PROPERTY IS OFFERED FOR SALE CURRENTLY TENANTED AT A MONTHLY RENTAL OF £500PCM TO A LONG STANDING TENANT, HOWEVER THE MARKET VALUE RENT IS £600PCM + IN THIS GENERAL LOCALITY CREATING A FUTURE YIELD GROWTH OF 12% PLUS. THE PROPERTY OFFERS UPVC DOUBLE GLAZING, AND GAS CENTRAL HEATING VIA A COMBI BOILER. NORTH ORMESBY IS A HIGH DEMAND RENTAL AREA WITH A READY SUPPLY OF TENANTS SHOULD A PROPERTY COME VACANT.

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.

- EPC RATING 'D' - 67/87
- Spacious design and layout with very large Kitchen
- Being sold with tenants in situ



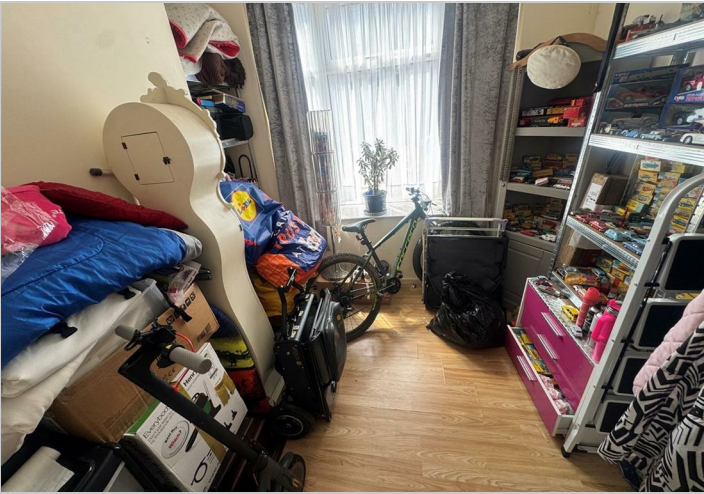
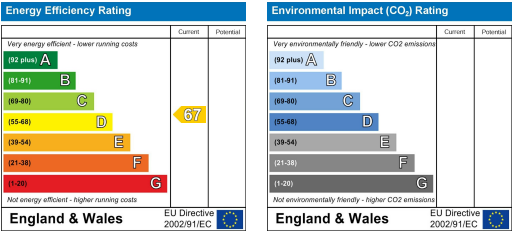
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.