

## 72 Kimberley Drive

, Middlesbrough, TS3 8QF

**Offers in the region of £75,000**

\*\* A STUNNING GROSS YIELD OF CLOSE TO 12% COURTESY OF A £735 PCM RENTAL INCOME. \*\*

THIS THREE BEDROOM TERRACED PROPERTY IS SOLD WITH A TENANT IN SITU THEREFORE GENERATING A SUBSTANTIAL YIELD WITH IMMEDIATE EFFECT. THE PROEPRTY OFFERS A MODERN INTERIOR WITH ACCOMMODATION THAT BRIEFLY COMPRISIES OF AN ENTRANCE HALL, SPACIOUS RECEPTION ROOM, AND A BREAKFAST KITCHEN. TO THE FIRST FLOOR ARE THREE BEDROOMS AND A FAMILY BATHROOM WITH A WHITE SUITE. THERE ARE GARDENS TO BOTH FRONT AND REAR. THE PROPERTY IS SET WITHIN THE HIGHER END OF PALLISTER PARK IN MIDDLESBROUGH' TS3 POSTCODE AREA, JUST SET BACK FROM ORMESBY ROAD. THIS AREA IS A VERY STRONG BUY-TO-LET AREA WITH A READY AVAILABILITY OF TENANTS.

- EPC RATING 'C' - 75/81
- MODERN FIXTURES AND FITTINGS AND DECORATIONAL STYLE
- THERE ARE GARDENS TO FRONT AND REAR, BOTH OF A LOW MAINTENANCE NATURE
- THE RENT FROM THE CURRENT TENANCY IS PAID DIRECT TO THE OWNER VIA UNIVERSAL CREDIT
- A BUYERS PREMIUM IS PAYABLE ON THE SUCCESSFUL COMPLETION OF THIS PURCHASE
- GAS CENTRAL HEATING COURTESY OF A GAS COMBI IN THE KITCHEN.

### 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.



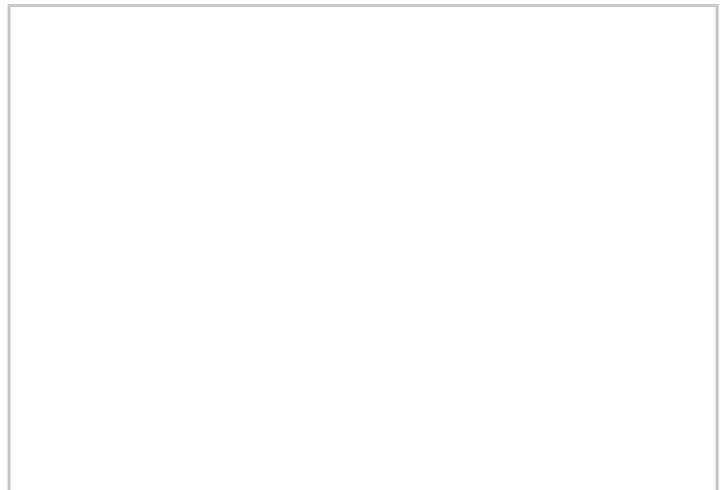
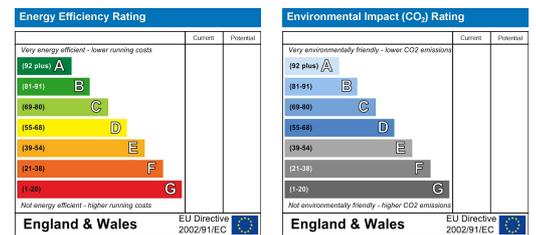
## Floor Plan



## Area Map



## Energy Efficiency Graph



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