



Rugby Street, TS25 5RR
2 Bed - House - Mid Terrace
£39,950

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*** TO BE SOLD WITH TENANT PAYING £4,416 ANNUAL RENT / YIELD OF 10.9% ASSURED SHORTHOLD TENANCY *** An ideal investment opportunity, we are pleased to offer for sale this conveniently located two bedroom mid terraced property. The home is to be sold with a tenant paying £363 PCM which gives a yield of approximately 10.9%. The accommodation benefits from uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to lounge with feature fire surround and electric fire, the full width kitchen/diner is fitted with units to base and wall level with space for free standing appliances, the rear lobby gives access to the ground floor bathroom which is fitted with a three piece suite. To the first floor are two DOUBLE BEDROOMS and externally is a low maintenance yard to the rear. Rugby Street is located between Oxford Road and Cornwall Street with easy access to local amenities.

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, stairs to the first floor, access to lounge.

LOUNGE

13'04 x 10'06 (4.06m x 3.20m)

Feature fire surround with electric fire, uPVC window to the front aspect, double radiator.

KITCHEN/BREAKFAST ROOM

13'08 x 7'09 (4.17m x 2.36m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess for free standing cooker, tiled splashback, recess for washing machine and fridge/freezer, Baxi gas central heating boiler,

uPVC double glazed window to the rear aspect, under stairs storage cupboard, single radiator.

REAR LOBBY

uPVC double glazed door to the rear yard, access to bathroom.

GROUND FLOOR BATHROOM/WC

Fitted with a three piece white suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window to the side aspect, convector radiator.

FIRST FLOOR

LANDING

Useful storage cupboard, hatch to loft space, access to both bedrooms.

BEDROOM ONE

10'10 x 10'07 (3.30m x 3.23m)

Two useful storage cupboards, uPVC double glazed window to the front aspect, single radiator.

BEDROOM TWO

10'04 x 8'05 (3.15m x 2.57m)

A good sized second bedroom with two uPVC double glazed windows to the rear aspect, single radiator.

OUTSIDE

The property features an enclosed yard to the rear with gated access.

Rugby Street

Approximate Gross Internal Area
633 sq ft - 59 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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