



Melrose Street, TS25 5LJ  
2 Bed - House - Mid Terrace  
£39,950

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\*\*\* TO BE SOLD WITH TENANT PAYING £4,416 ANNUAL RENT / YIELD OF 11.1% 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 £368 PCM which gives a yield of approximately 11.1%. The accommodation benefits from uPVC double glazing and gas central heating, whilst in brief the layout comprises: entrance vestibule through to the lounge, the kitchen 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, from the landing is access to both bedrooms. Externally, to the rear is an enclosed yard with gated access. Melrose Street is located off Oxford Road with easy access to local amenities.

## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with fanlight above, access to lounge.

### LOUNGE

15'00 x 13'01 (4.57m x 3.99m)

A good sized lounge with uPVC double glazed window to the front aspect, single radiator.

### INNER STAIRS

Stairs to the first floor, access to kitchen.

### KITCHEN

14'08 x 5'09 (4.47m x 1.75m)

Fitted with a range of units to base and wall level with contrasting work surfaces incorporating an inset one and a half bowl single drainer sink unit with mixer tap, recess for

free standing cooker, space for further free standing appliances, small breakfast bar, gas central heating boiler, uPVC double glazed window to the side aspect, convector radiator.

### REAR LOBBY

uPVC door to the rear yard, access to bathroom.

### GROUND FLOOR BATHROOM/WC

Fitted with a three piece 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 rear aspect, double radiator.

## FIRST FLOOR

### LANDING

uPVC double glazed window to the rear aspect, hatch to loft.

### BEDROOM ONE

13'02 x 12'01 (4.01m x 3.68m)

uPVC double glazed window to the front aspect, convector radiator.

### BEDROOM TWO

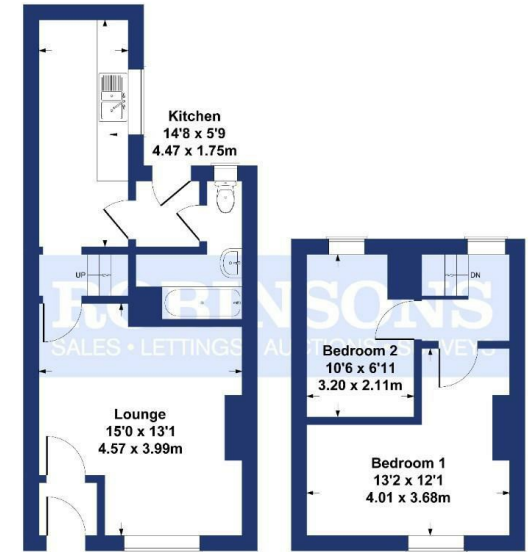
10'06 x 6'11 (3.20m x 2.11m)

uPVC double glazed window to the rear aspect, convector radiator.

### OUTSIDE

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

**Melrose Street**  
Approximate Gross Internal Area  
597 sq ft - 55 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>67</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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