

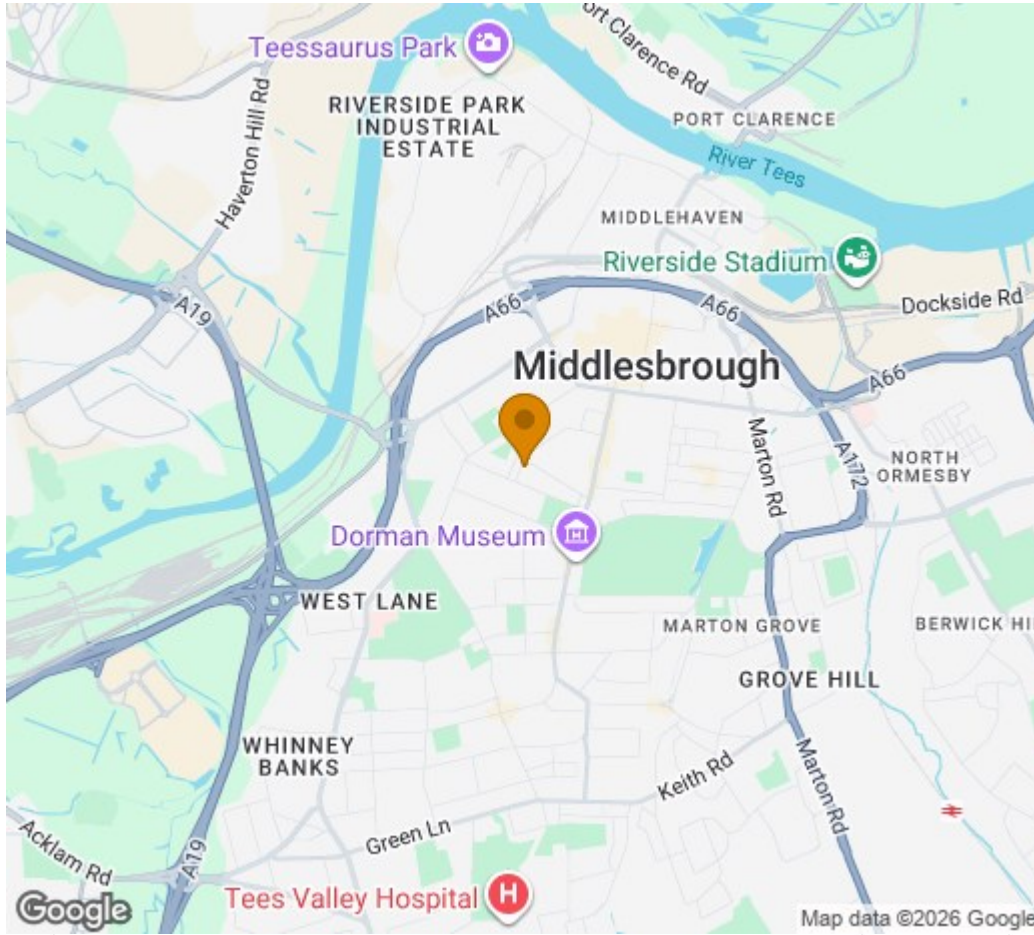


An ideal opportunity for a rental investor to purchase this 2 bedroom mid terrace house. the property which comes with a tenant in situ internally comprises of entrance hallway, family/dining room, lounge. kitchen. bathroom, separate w.c., landing and 2 bedrooms. Externally there is a yard to the rear. The current yield is circa 7% per annum.

**Finsbury Street, Middlesbrough, TS1 4JR**  
**2 Bed - House - Terraced**  
**Offers Over £65,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Finsbury Street, Middlesbrough, TS1 4JR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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