



## 2 bed terraced house to buy in

Edgar Street, Hartlepool , Hartlepool,  
Durham, TS25 1PY

**£39,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- ✓ Two Bedrooms Terraced
- ✓ Ideal Investment Opportunity
- ✓ Sold With Tenant Situ
- ✓ Currently Achieving £466.23 12.4% Yield
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

**\*\*TENANTED INVESTMENT OPPORTUNITY - CURRENTLY LET AT £466.23 - 12.4% YIELD\*\***

TO BE SOLD VIA ONLINE AUCTION FEES APPLY.

Pattinson Estate Agents welcome for sale this two-bedrooms terraced property situated on Edgar Street, Hartlepool.

The property briefly comprises: living room and kitchen are located on the ground floor. Two bedrooms and a family bathroom are located on the first floor.

Externally the property offers a on street parking to the front elevation and fully enclosed yard to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson on 0191 5412141

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £39,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Heating: Gas

## External Front

On street parking to the front elevation.



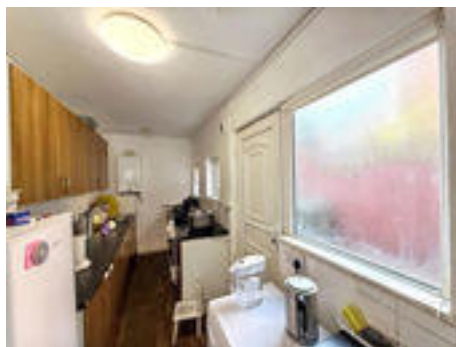
## Living Room

Double glazed window to the front elevation, tv point, radiator and carpet.



## Kitchen

Double glazed windows to the rear elevation, storage cupboard, range of wall and base units with work surfaces, sink and drainer unit, electric cooker, oven, plumbed for a washing machine, radiator, vinyl flooring and a UPVC door leading to the yard.



## Landing

Access to the loft and carept.



## Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



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## Bathroom

Double glazed windows to the rear elevation, three piece suite comprising; low level w/c, wash basin with stainless steel taps, bath stainless steel tap, radiator, cladded walls and vinyl flooring.



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## External Rear

Fully enclosed yard to the rear elevation.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			91
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Edgar Street, Hartlepool , Hartlepool, Durham, TS25 1PY

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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