

FOR SALE:- Offers in the Region of £225,000

**53 Worsall Road, Yarm,
Stockton on Tees, TS15 9EB**

Residential Investment: 3 Flats. Gross Income £18,900pax

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SITUATION/LOCATION

The property occupies a generous corner plot on the junction of Worsall Road and Turton Road in a predominantly residential neighbourhood situated approximately 1 mile from Yarm High Street. Yarm is an affluent and sought after market town nestled on the banks of the River Tees approximately 4 miles south of Stockton, 7 miles west of Middlesbrough and 8 miles east of Darlington. The High Street is well represented incorporating a diverse variety of business occupiers including niche retailers and professional services amongst and a range of bars, restaurants and eateries. Yarm is well served for transport links across the region with swift access to A66, A19 and A1(M).

DESCRIPTION

End terrace residential investment property comprising three flats with garage and garden.

The property is of traditional brick construction held beneath a multi pitched clay pan tile covered roof with flat section to rear.

The property has been converted to provide 2 x ground floor flats and 1 x first floor flat. Each flat is one bedroom incorporating kitchen and bathroom. The flats are each separately accessed and separately served for utilities heated by way of a gas fired central heating system.

Externally there is a detached garage, block paved parking area for approximately 3 cars together with an enclosed garden laid to lawn.

TENURE

Freehold

ACCOMMODATION

Flat	Description	Size (m2)	Rent (PCM)	Rent (PA)	EPC
53A	GF 1 Bed	29	£500	£6,000	C
53B	FF 1Bed	35	£575	£6,900	C
53C	GF 1Bed	28	£500	£6,000	C
TOT			£1,575	£18,900	

(Agents Note: Sizes taken from EPC's)

INVESTMENT ANALYSIS:-

A purchase at the Asking Price reflects a net initial yield of 8.2% after assuming standard purchasers costs at 2.47%

COUNCIL TAX

We are advised by our client that each flat falls within Council Tax Band A.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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