



Grange Farm Road, Middlesbrough

OIRO £90,000 Freehold

Three Bedroom Home | Sold With Long Term Tenant In Situ | Current rent £675 PCM | Excellent 9% Yield | EPC Rating C | Downstairs WC | Rear Garden | Ideal for Investors

Three-Bedroom Semi-Detached House | Investment Opportunity | Tenant In Situ | Rent from Day 1 | EPC Rating C | Downstairs WC |

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NGU Homes are delighted to bring to the market this three-bedroom home, situated in the popular residential area of Grangetown, Middlesbrough, TS6, offered for sale with a tenant already in situ, currently paying £675 per calendar month and reflecting a yield of approximately 9%, a genuine hands off opportunity for portfolio investors.

Tenant in Situ- Perfect for Investors:

This property comes with rental income secured from day one, removing any void period or re letting costs for the incoming investor. The current tenancy provides an immediate, reliable return, making this a straightforward addition to any buy to let portfolio.

EPC rated C:

The property benefits from an EPC rating of C, offering reassurance of lower ongoing energy costs compared to many similar homes on the market, a genuine benefit for tenants and a helpful factor in maintaining strong demand.

Well connected Grangetown location:

The property sits within easy reach of local amenities. South Bank railway station is approximately 1.25 miles away, around a 5 minute drive, providing direct rail links into Middlesbrough. Middlesbrough town centre itself is roughly 3.4 miles away, around a 10 to 12 minute drive, offering a wide range of shops, dining and leisure facilities. James Cook University Hospital is approximately 3 miles away, around a 10 minute drive, and Redcar town centre and coastline are roughly 3.3 miles away, also around a 10 to 12 minute drive, making this a well placed base for tenants wanting access to both Middlesbrough and the Teesside coast.

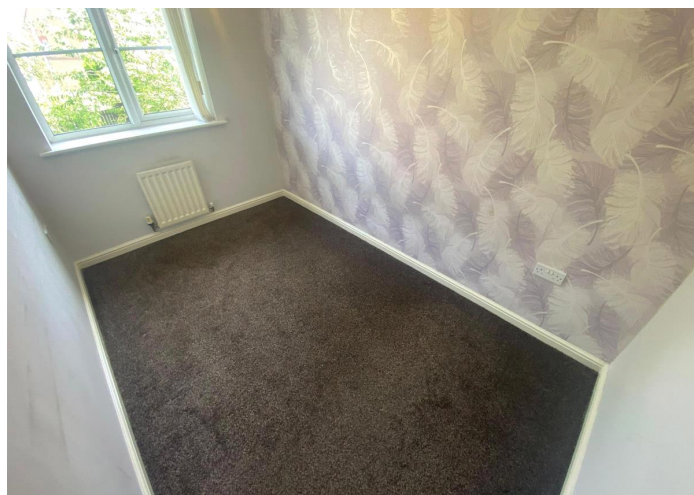
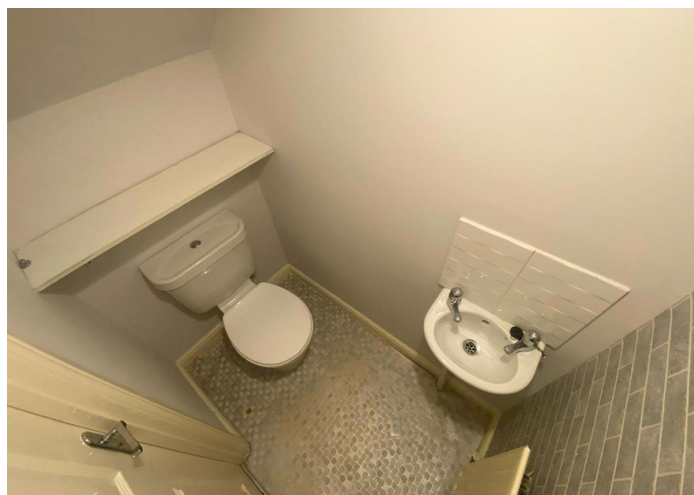
Upon entering, you are welcomed into a bright hallway, leading through to the spacious living room, finished with neutral décor and patio doors opening onto the rear garden.

The kitchen is fitted with a range of warm wood effect wall and base units, contrasting dark worktops, a gas hob with oven beneath, and space for further appliances.

To the ground floor, there is also a handy separate WC, finished with a modern two piece suite and tiled flooring.

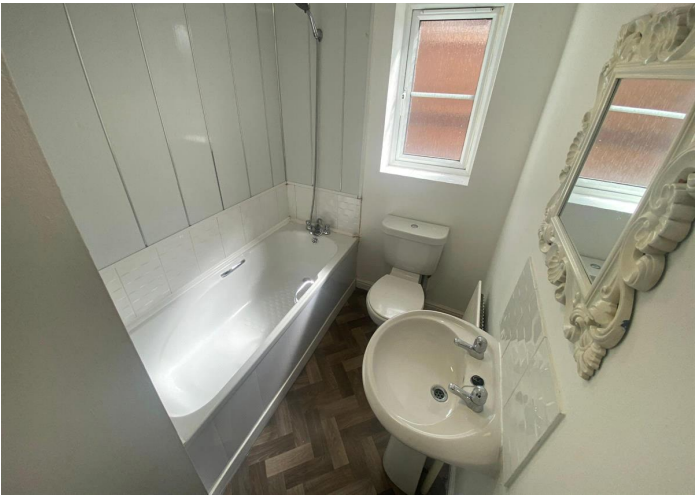
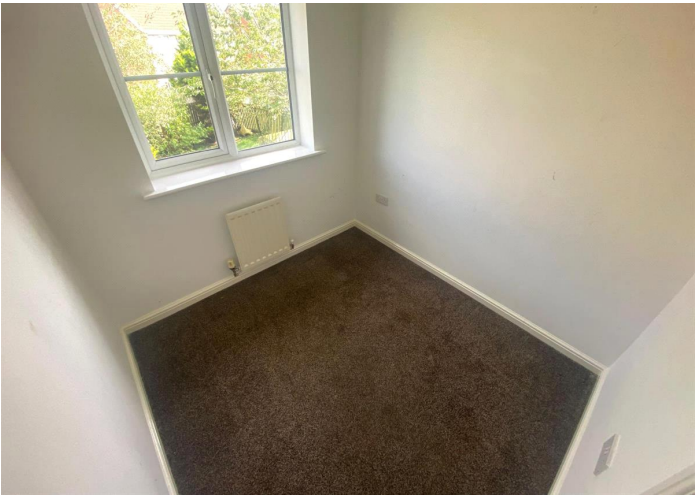
To the first floor, the property offers three carpeted bedrooms, all neutrally decorated, one benefiting from a striking feature wallpapered wall and pleasant outlook to the front and rear.

The family bathroom comprises a white three piece suite with panelled bath, overhead shower, wash basin and WC, along with tiled flooring and part tiled walls.

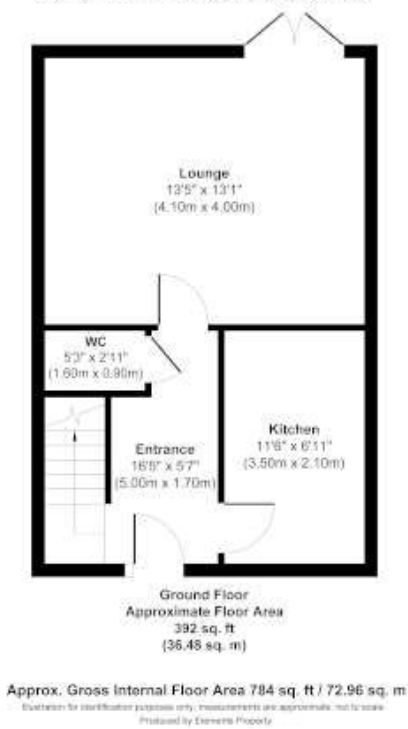


Externally, the property benefits from a generous rear garden and a driveway to the side, as well as on-street parking.

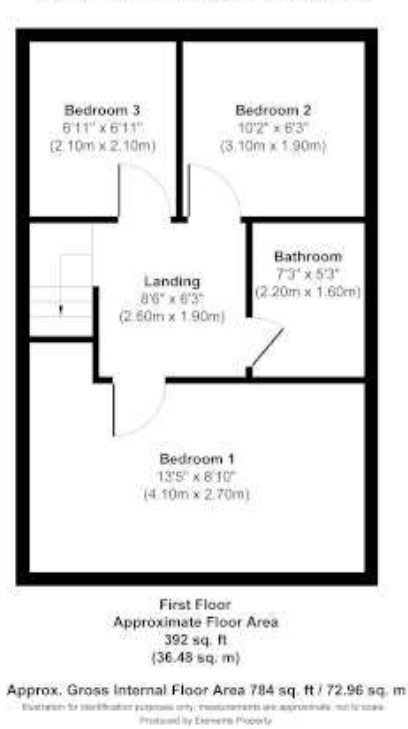
- Council Tax Band: B (Redcar & Cleveland Council)
- Tenure: Freehold
- Parking options: Driveway
- Garden details: Rear Garden
- Electricity supply: Mains
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		90
B (81-91)		
C (69-80)	77	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.