



85 Hampden Street
South Bank, TS6 6LQ

Asking Price £60,000

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- An ideal buy to let investment
- Gas central heating via combination boiler
- No Onward Chain – Hassle-Free Investment
- To be sold with long term sitting tenant
- uPVC double glazing
- EICR, EPC and CP12 In Place
- Two bedrooms
- Rental Yield of Over 8%
- Buyers Premium Fee of £3,600+VAT Applicable

Investment Opportunity – Two Bedroom Mid-Terraced House with Long-Term Sitting Tenant – Hampden Road, South Bank, Middlesbrough

A fantastic opportunity to acquire a two-bedroom mid-terraced property located on Hampden Road in the popular South Bank area of Middlesbrough.

To be sold with a long-term sitting tenant in place, this property offers an ideal addition to any investor's buy-to-let portfolio, providing immediate rental income from day one.

The accommodation briefly comprises:

Entrance hallway

Front reception room

Kitchen to the rear

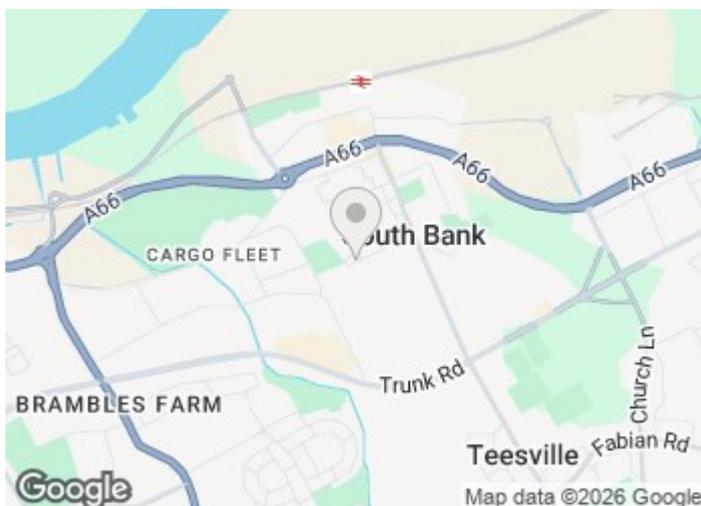
Two well-sized bedrooms

Family bathroom

Rear yard

Located close to local amenities, transport links, and schools, the property enjoys a strong rental demand and consistent occupancy.

Buyers Fee Applicable of £3,600+VAT



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2025.

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 72 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |