



33 Luke Terrace, Wheatley Hill, DH6 3RX

Asking Price £75,000



Prime Buy-to-Let Investment Opportunity – Tenants in Situ | £600PCM Rental Income | Fully Managed

We are pleased to offer to the market this attractive two-bedroom semi-detached property, located in the popular rental area of Wheatley Hill, County Durham. This is a ready-made investment opportunity, sold with tenants in situ, currently achieving £600 per calendar month.

The tenants have recently moved in, with full referencing and tenancy setup completed by Horizon Sales & Lettings, who also professionally manage the property — offering a hassle-free, hands-off investment for any landlord.

All legal compliance certificates are in place, including:
EPC
EICR (Electrical Installation Condition Report)

- Tenants in situ paying £600PCM – income from day one
- All legal certificates in place – EPC, EICR & Gas Safety (CP12)
- Spacious 2-bed semi-detached – popular rental type
- Off-street parking & private garden
- Fully referenced tenants recently moved in
- Rental Yield of 9.6%!
- Strong rental and homeowner demand area in County Durham
- Modern kitchen & bathroom – no immediate work required
- Recently Fully Refurbished for a Modern Top Spec Rental
- Buyers Fee Applicable of £3,600+VAT

