

38 Langdale Crescent
Middlesbrough, TS6 7RE

Offers In Excess Of £85,000

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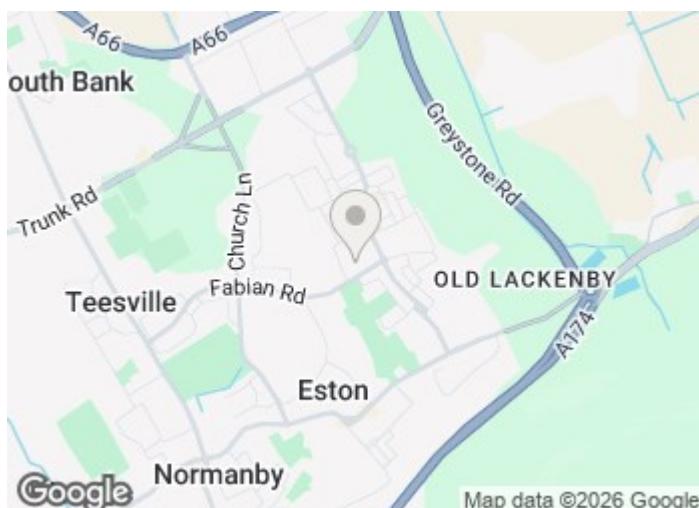


- BUY TO LET INVESTMENT OPPORTUNITY
- OVER 8% RENTAL YIELD
- EICR & CP12
- BUYERS FEES APPLY
- SOLD WITH TENANT IN SITU
- TWO BEDROOMS
- EPC RATING C
- INCOME FROM DAY 1
- SEMI DETACHED
- COUNCIL TAX BAND A

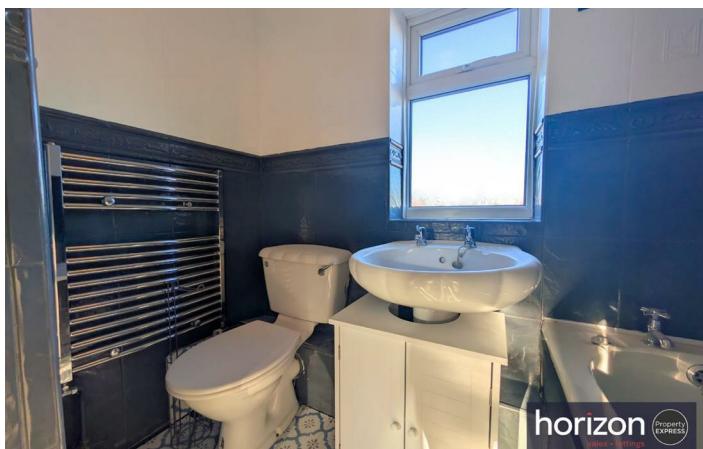
An excellent buy-to-let opportunity offering income from day one. This well-presented two-bedroom semi-detached house is being sold with a sitting tenant in place, paying £650 per calendar month. With a rental yield of over 8%, this property represents a strong, ready-made investment for landlords looking to expand their portfolio or secure a reliable return.

The accommodation comprises a bright and spacious living area, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden and off-street parking.

Located in a popular residential area with convenient access to local amenities, transport links, and schools, this home offers consistent rental appeal and low ongoing maintenance—making it an ideal hands-off investment.



[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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	