

## 15 Havelock Street

Thornaby, Stockton-On-Tees, TS17 6HN

- Two Bedroom Terrace
- Excellent Investment Property With Low Cash Requirement
- EPC Rating: C!
- Gas Central Heating and Double Glazing Throughout
- BTL Rental Income of £600PCM | Yield of 12%
- Social Housing Income of £700PCM | Yield of 14% + Benefits
- High Rental Demand Location
- Speak to Our Investor Relations Manager Charlotte For More Information
- Buyers Fee Applicable of £3,600+VAT (BTL) or £5,500+VAT (Social)

Asking Price £60,000



High-Yield Investment | Two-Bedroom Terrace | Optional Social Housing Lease at £700PCM | No Chain

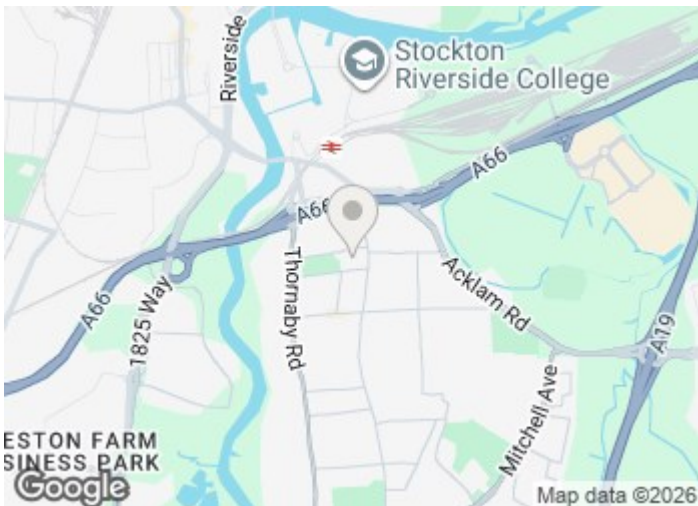
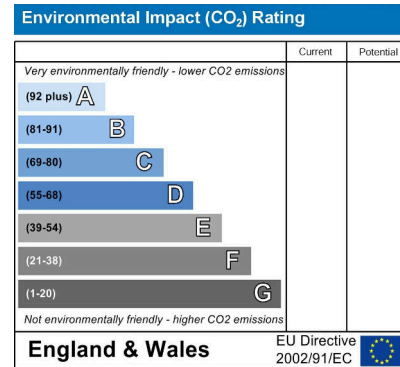
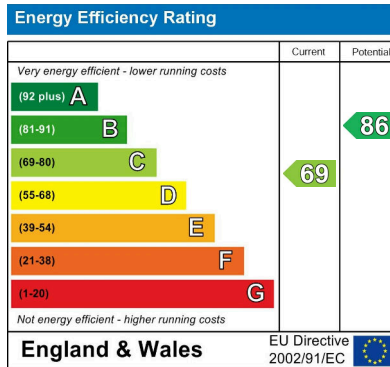
We are pleased to present this well-maintained two-bedroom mid-terrace home located on a quiet residential street in Thornaby, Stockton-on-Tees. Ideally situated close to local shops, schools, amenities, and transport links, this property offers a versatile opportunity for both investors and first-time buyers.

**Key Features:**

- Two generously sized bedrooms
- Spacious lounge with open-plan staircase
- Fitted kitchen with wall/base units and appliance space
- Rear lobby and ground floor family bathroom
- Enclosed rear yard
- Gas central heating & uPVC double glazing throughout
- Chain-free and ready to proceed

**Location Highlights:**

- Located in the popular residential area of Thornaby
- Walking distance to local shops, schools, and bus routes
- Easy access to A66 and A19 for commuting
- Strong local rental demand



**Additional Details**  
 15 Havelock Street  
 Thornaby  
 Stockton-On-Tees  
 North Yorkshire  
 TS17 6HN  
**Tenure:** Freehold  
**EPC Rating:** 69  
**Council Tax Band:** A  
**Council:** Stockton



#### Investment Opportunity:

This property offers two lucrative letting options, providing flexibility for investors:

#### Option 1: Standard Assured Shorthold Tenancy (AST)

Estimated Rental Income: £600PCM

Annual Income: £7,200

Approx. Gross Yield: 12%

#### Option 2: Social Housing Lease (Fully Managed)

Guaranteed Rent: £700PCM

Annual Income: £8,400

Yield: 14%

#### Benefits include:

Guaranteed rent paid on time each month

All repairs and maintenance covered by the lease provider

CPI-based annual rent increase every April

Long-term lease options available

Hands-off, hassle-free investment

This makes it an ideal turnkey investment for landlords seeking passive income with reduced risk and full peace of mind.

Buyers Premium Fees Applicable

# 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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