



44 Maynard Street  
Saltburn-By-The-Sea, TS13 4AE

Asking Price £83,000

# 44 Maynard Street

Saltburn-By-The-Sea, TS13 4AE



- Two-bedroom terraced house
- Fully furnished – all furniture included within the sale price
- Turnkey investment opportunity
- Converted loft room with skylight
- Private low-maintenance front yard
- Ideal for Buy-to-Let or owner occupation
- Excellent condition throughout
- EPC Rating C

An exceptional opportunity to acquire a beautifully presented two-bedroom terraced home, offered in excellent condition throughout and sold fully furnished, making it a genuine turnkey investment or ready-to-move-into home.

The property benefits from a private front yard and an enclosed rear garden, both thoughtfully landscaped to provide attractive, low-maintenance outdoor spaces with minimal upkeep.

Internally, the property has been exceptionally well maintained and is ready for immediate occupation. In addition to the two well-proportioned bedrooms, the home also features a converted loft room with a skylight, providing valuable additional space that is ideal for a home office, hobby room, guest accommodation or storage.

This property represents an excellent opportunity for investors seeking strong, reliable returns with minimal involvement.

Suitable for both traditional Buy-to-Let and Social Housing/Supported Accommodation, the property can be leased through Horizon Property Group, offering:

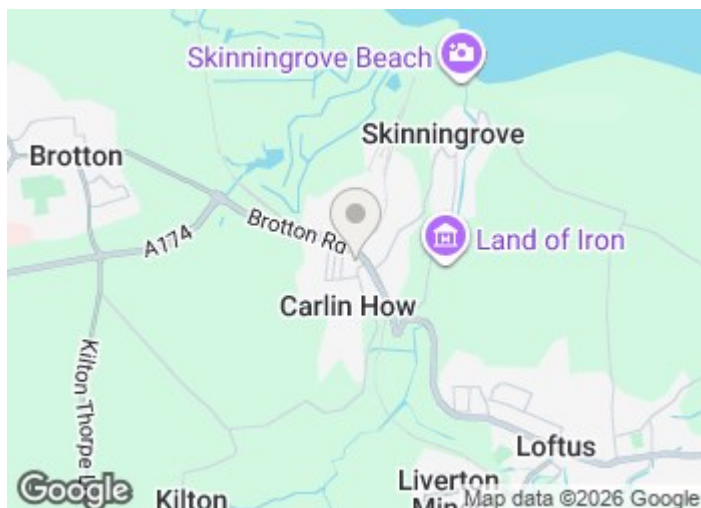
- Guaranteed rental income of £650PCM
- Choice of 3, 5 or 7-year lease terms
- No management fees
- No repairs or maintenance costs for the duration of the lease
- Fixed monthly income with complete peace of mind

Based on the asking price, the property offers an attractive gross rental yield of 9.4%+, making it an appealing addition to any investment portfolio.

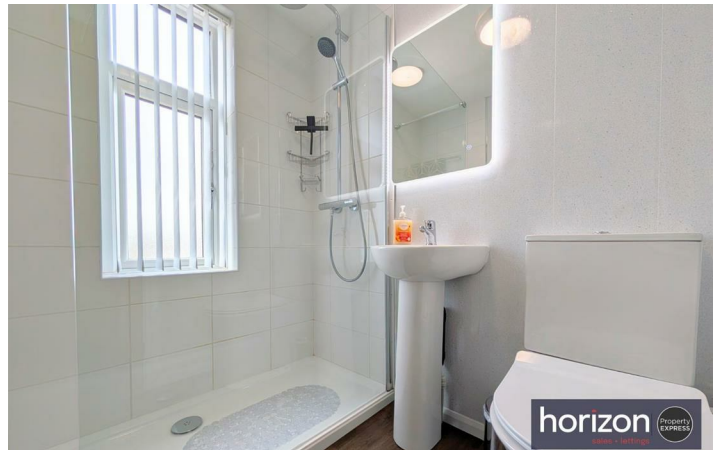
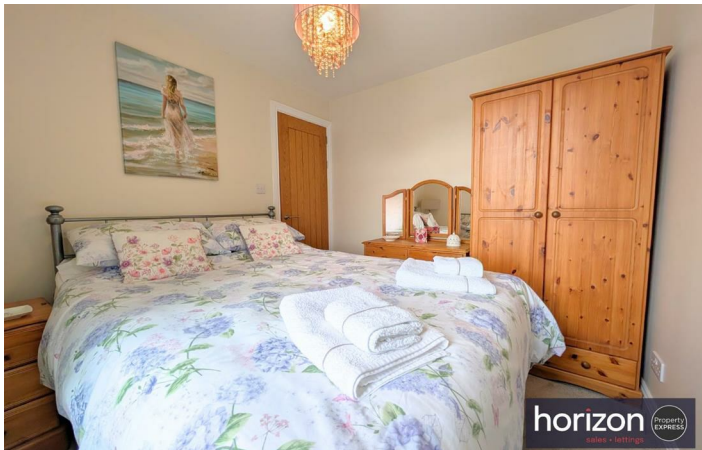
Situated in the popular village of Carlin How, the property enjoys convenient access to local amenities, schools, transport links and the picturesque coastal town of Saltburn-by-the-Sea, offering an ideal balance of village living and coastal convenience.

#### Additional Information

- Fully furnished – included within the purchase price
- Guaranteed rent option available through Horizon Property Group (subject to lease agreement)
- Buyers Premium Fees apply. Please enquire for full details.
- Early viewing is highly recommended.

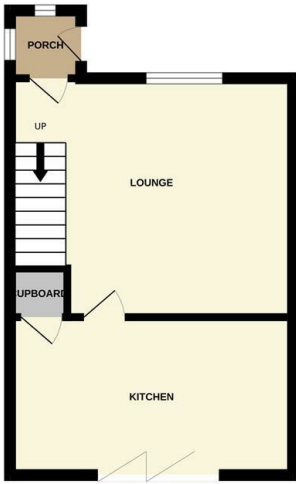


[Directions](#)

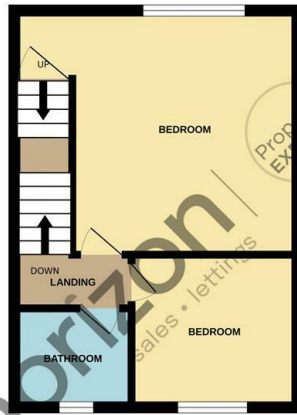


# Floor Plan

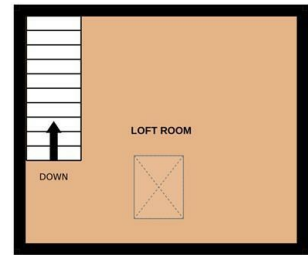
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	