



33 Luke Terrace
Wheatley Hill, DH6 3RX

Asking Price £75,000

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- Tenants in situ paying £600PCM – income from day one
- Strong rental and homeowner demand area in County Durham
- Off-street parking & private garden
- Buyers Fee Applicable of £4,000+VAT
- Rental Yield of 9.6%!
- Spacious 2-bed semi-detached – popular rental type
- Recently Fully Refurbished for a Modern Top Spec Rental
- All legal certificates in place – EPC, EICR & Gas Safety (CP12)
- Modern kitchen & bathroom – no immediate work required
- Fully referenced tenants recently moved in

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)

CP12 (Gas Safety Certificate)

Property Overview:

Spacious living room to the front aspect

Modern kitchen with fitted wall and base units, breakfast bar, and space for appliances

Bathroom with panelled bath and overhead shower, screen, chrome towel radiator, WC, and vanity wash basin

Two generous double bedrooms upstairs, the master featuring a large built-in storage cupboard and countryside views

Externally:

Off-street parking and a good-sized low-maintenance front garden

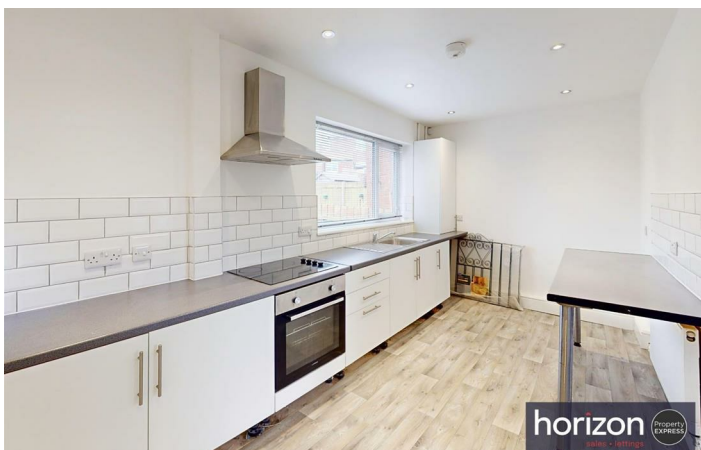
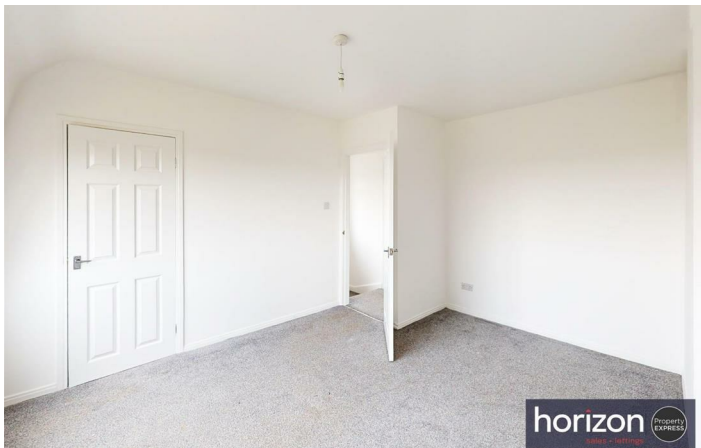
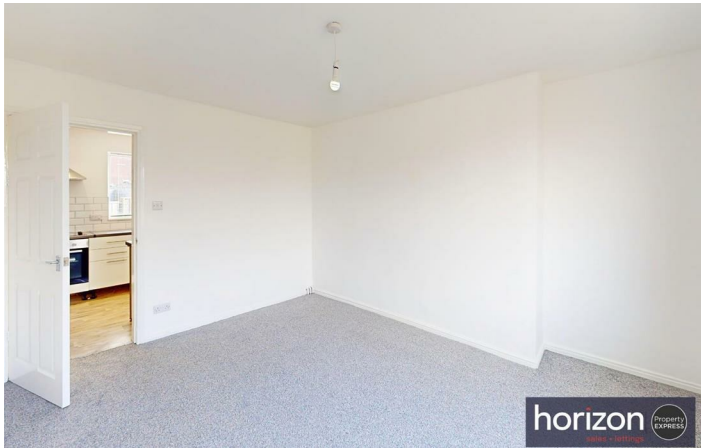
Rear gravelled yard for ease of upkeep

This is a fantastic opportunity to acquire a turnkey investment property with reliable tenants already in place, immediate income from day one, and professional management for peace of mind.

Buyers Fee Applicable of £4,000+VAT

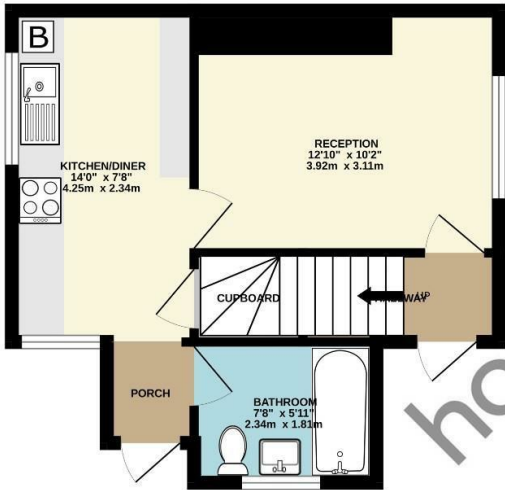


Directions



Floor Plan

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 sq.m.) approx.

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		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC