



**Harcourt Street, Hartlepool, TS26 8LN**

**welcome to**

## **Harcourt Street, Hartlepool**

This end-terrace home presents an excellent investment opportunity, offering strong rental yield potential in a convenient and well-connected location.

### **Entrance Vestibule**

Entered via a composite double glazed door into a entrance vestibule, gives access to lounge.

### **Lounge**

13' x 15' 8" ( 3.96m x 4.78m )

UPVC double glazed window to front, TV point, fire and surround.

### **Inner Hallway**

Stairs to the first floor.

### **Kitchen**

14' 8" x 5' 6" ( 4.47m x 1.68m )

UPVC double glazed window to side, radiator, wall and base units with working surfaces, stainless steel sink/ drainer, space for free standing cooker, wall mounted Main combi boiler housed in a storage cupboard, part tiled walls, space for free standing fridge/ freezer.

### **Rear Lobby**

Composite double glazed door to rear leading to the garden, door leading to bathroom.

### **Bathroom**

UPVC double glazed window to rear, bath, low level low flush wc, wash hand basin, radiator.

### **Landing**

UPVC double glazed window to rear, doors leading to both bedrooms.

### **Bedroom 1**

13' 1" x 12' 7" Max ( 3.99m x 3.84m Max )

Built in storage cupboard, UPVC double glazed window to front.

### **Bedroom 2**

6' 9" x 8' 9" Max ( 2.06m x 2.67m Max )

UPVC double glazed window to rear, radiator, part restricted floor space due to the bulk head.



### Externally

#### Rear Yard

Wall enclosed, wooden gate to rear alleyway.

#### Front Of Property

Flat fronted with on street parking.



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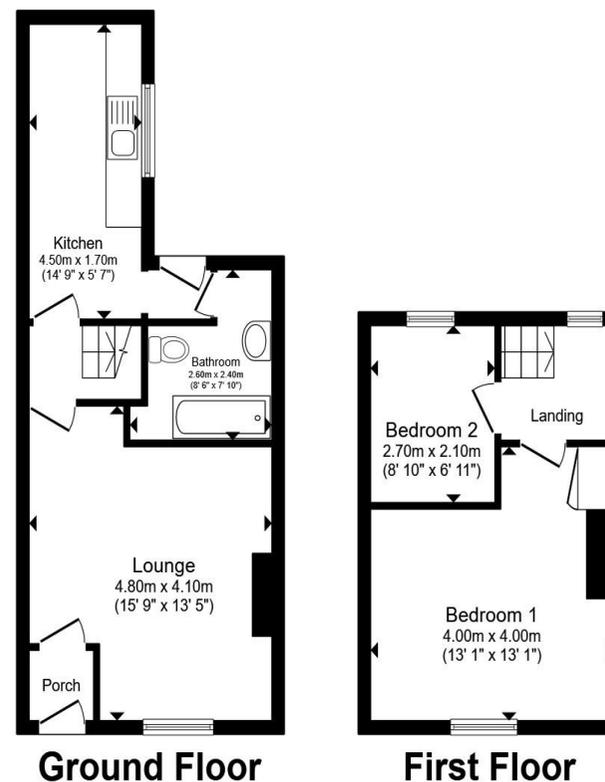
## Harcourt Street, Hartlepool

- INVESTMENT OPPORTUNITY
- ON STREET PARKING
- WELL PROPORTIONED BEDROOMS
- CONVENIENT LOCATION
- REAR YARD

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£65,000**



Total floor area 60.0 m<sup>2</sup> (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
HAR120159 - 0002

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