

BUY, REFURBISH, SELL

£10,000 - £20,000 PROFIT

Per property after all costs

Guisborough, Cleveland, TS14
3 Bed Terraced



£62,000

DISCLAIMER: It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake due diligence you feel necessary to make a fully informed purchase decision. The information and services provided by NGU HomeSalesOnline.co.uk does not constitute financial, investment or tax advice and should not be taken as such. We strongly recommend that you discuss all such matters with a FCA regulated Financial Advisor.

Local area: Middlesbrough



Highlights

Middlesbrough is a large industrial town on the south bank of the River Tees in North Yorkshire, England, founded in 1830. The local council, a unitary authority, is Middlesbrough Borough Council. In 2011 it had a total resident population of 138,400 for the borough and 174,700 for the wider Middlesbrough built-up area subdivision, which itself is part of the larger built-up area of Teesside and had an overall population of 376,333 at the 2011 census.

Middlesbrough became a county borough within the North Riding of Yorkshire in 1889. In 1968, the borough was merged with a number of others to form the County Borough of Teesside, which was absorbed in 1974 by the county of Cleveland. In 1996, Cleveland was abolished, and Middlesbrough Borough Council became a unitary authority within North Yorkshire.



Middlesbrough and surrounding areas

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Photographs



In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. It should not be assumed that any property has all the necessary planning, building regulation or other consent. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Nothing concerning the type of construction or the condition of the property is to be implied from the photographs of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Market value comparable



Guide Price £113,000

3 bedrooms | House
Poplar Place, Gulsborough T S14

Archived **1**

Marketed from: 29-07-2011 to 26-06-2012 (334 days)

Immaculate three bedroom property with additional loft room. Modern open plan kitchen diner, lounge, utility room, three first floor bedrooms and bathroom. Beautifully presented throughout. UPVC double glazed and gas fired central heating system. An exceptional home, viewing is highly recomme...

[Extra pictures and map available](#)

Sold Price History: 27 Aug 2013: £100,000



£109,950

3 bedrooms | End of Terrace
Woodhouse Road, Gulsborough, T S14 6LJ

Archived **2**

Marketed from: 17-06-2013 to 08-02-2014 (237 days)

SOLD STC * CHAIN FREE SALE * PANORAMIC VIEWS TO REAR ASPECT * THREE BEDROOMS * LOUNGE * RE - FURNISHED DINING KITCHEN * RE-FURNISHED SHOWER ROOM * EPC Rating D. Contact Kay on 01287 655405 or text 07584 120 615 for further details / to arrange a viewing

[Extra pictures, Floorplan and map available](#)

Sold Price History: 7 Feb 2014: £106,000



£105,000

3 bedrooms | End of Terrace
Woodhouse Road, Gulsborough, T S14

Archived **3**

Marketed from: 29-10-2012 to 08-02-2014 (467 days)

SOLD STC In 'ready to move into' condition, an extended 3 bedroom end of terrace house with gas c.h., upvc d.g., lounge, fitted breakfast kitchen, utility room with dks/w.c off, attractively fitted bathroom, extensive block paved driveway and gardens. Highly recommended.

[Extra pictures and map available](#)

Sold Price History: 24 Jan 2014: £105,000 1 Apr 2010: £103,000



£100,000

3 bedrooms | Terraced
Poplar Place, Gulsborough, T S14

Archived **4**

Marketed from: 27-05-2011 to 28-09-2012 (492 days)

**** PRICED TO SELL **** Much Improved by the present owners to a high standard, an immaculately presented three bedroom mid-terraced house offering deceptively spacious living accommodation only fully appreciated through internal inspection. Highly recommended.

[Full brochures, extra pictures and map available](#)

Sold Price History: 14 Mar 2013: £99,950 8 May 2003: £46,000



£99,950

3 bedrooms | House
Poplar Place, Gulsborough

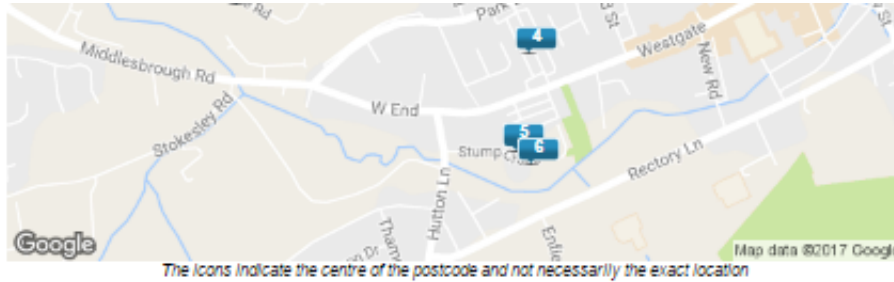
Archived **5**

Marketed from: 04-10-2012 to 14-03-2013 (162 days)

Under Offer * Exceptional Beautifully Presented Family House at an Affordable Price * Splendid Lounge, Dining Area and Attractive Fitted Kitchen * Three Good Sized Bedrooms and Spacious Luxuriously Appointed Bathroom * Gas Central Heating * Double Width Tarmacadam Drive and Pleasant Encl...

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Rental analysis



£127 pw | £550 pcm

3 bedrooms | Terraced
Elm Road, Gulsborough

Archived 1

Marketed from: 13-08-2014 to 23-09-2014 (42 days)

Let Agreed Martin & Co Gulsborough is pleased to offer for rental this 3 bed mid terraced property which has been newly refurbished and decorated.
[Extra pictures and map available](#)



£127 pw | £550 pcm

3 bedrooms | House
Oak Road, Gulsborough, T S14

Archived 2

Marketed from: 19-04-2014 to 09-05-2014 (21 days)

Let Agreed Three bedroom semi detached house offering gas central heating system, hall, lounge, kitchen, garden room first floor bathroom and bedrooms. Externally there is a single garage and gardens to the front and rear of the property....
[Full brochure, extra pictures and map available](#)



£121 pw | £525 pcm

3 bedrooms | House
Woodhouse Road, Gulsborough

Archived 3

Marketed from: 19-03-2014 to 04-04-2014 (16 days)

This three bed mid terrace home comprises of a spacious lounge, dining room and modern kitchen with built in range cooker and hob to ground floor with three bedrooms and family bathroom to the first floor. There is a garden to the rear that has been decked and paved and off street parking to the ...
[Full brochure, extra pictures and map available](#)



£121 pw | £525 pcm

3 bedrooms | House
Allison Street, Gulsborough, T S14

Archived 4

Marketed from: 11-05-2015 to 10-07-2015 (60 days)

Let Agreed COMPLETELY RENOVATED TWO BEDROOM HOUSE WITH LOFT AVAILABLE TO LET PART/FULLY FURNISHED This extremely well presented home is conveniently located for the town. The property has been refurbished by the present owner and has refitted kitchen/breakfast room, modern bathroom suite with separate shower...
[Full brochures, extra pictures and map available](#)



£115 pw | £500 pcm

3 bedrooms | Terraced
Stump Cross, Gulsborough, T S14

Archived 5

Marketed from: 11-04-2014 to 02-05-2014 (21 days)

Let Agreed Well presented, spacious 3 Bedroom Property close to Gulsborough Centre, Fitted kitchen and bathroom, Garden, Through-Lounge, Viewing highly recommended, Reduced Administration Fees on this property, £500 Per Month, Bond and References Required.

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 720 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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BUY TO LET DEAL MACHINE		Total Rent	525
Predicted End Market Value	98000	Gross Annual Rent	6300
Discount Split		Total Mortgage	245.00
Refurb Allocation	10000	10 % Management + VAT	63.00
Purchase Price	67000		
Finance Deposit 25%	16750	Rent - Lettings Management Fee	462.00
Sourcing Fee £	2500	Net Cash Flow	217.00
Refurb Costs £	10000	Net Annual Return	2604.00
Total Buying Costs £	29250		
Todays Finance Illustration		Cashflow Summary	
Interest Only Monthly Payments	125.63	Gross Yield	9.40%
Total Outstanding Finance 75% LTV	50250	Return on Money left In	43.40%
Interest Rate	3.00%	Equity	24500
End Refinance Illustration			
Interest Only Monthly Payments	245.00	Target Offer For No Money Left In	61000
Total Outstanding Finance	73500	Little Money Left In(-£)vs Extra Cash Back(+£)	-
Interest Rate	4.00%		£6,000.00

Queries

If you have any queries regarding this property, contact Chantelle Chalmers on:

Tel. 0191 491 0344 and choose option 2.

Or email c.chalmers@nguhomelettings.com

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