



## 13 Abingdon Road, Middlesbrough, TS1 2DP

### 5 Bedroom HMO For Sale

- Guide Price: £225,000
- Turnkey: Refurbished and Furnished to a High Standard
- VAT Not Elected
- 5 Ensuite Bedrooms with Communal Kitchen and Lounge (approx. 916 sq ft/ 85.1 sq m)
- HMO license in place (5-year license)
- EPC: C (69) with potential B (84)

## Summary

<b>Available Size</b>	916 sq ft
<b>Price</b>	£225,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C

## Description

Stabilised, fully managed five-bedroom HMO arranged over two floors. Recently refurbished and furnished to a high standard, with modern ensuite accommodation throughout plus a communal kitchen and lounge.

### TENANCY PROFILE:

- Typically let on 6-12 month terms (scope for longer stays), attracting a balanced mix of students and young professionals. Vendor reports consistently high occupancy with minimal voids.

### INVESTMENT SUMMARY:

- Tenure: Freehold
- Accommodation: 5 ensuite bedrooms over 2 floors + communal kitchen and lounge.
- Income: £2,350 pcm / £28,800 pa (100% occupancy)
- Indicative Gross Yield: 12.8% (guide price)

## Location

Abingdon Road is situated in central Middlesbrough, in close proximity to Teesside University and the town centre. The area benefits from excellent transport links, a wide range of local amenities, and easy access to employment hubs, retail, and leisure facilities. This highly accessible location supports strong and consistent demand from students and young professionals, underpinning stable occupancy levels, low void periods, and resilient long-term cash flow.

### WHY THIS LOCATION WORKS FOR HMOs:

- Central Middlesbrough (TS1) - close to Teesside University and the town centre.
- Strong demand from students and young professionals supports resilient occupancy.
- Excellent access to transport links, employment hubs, retail and leisure amenities.



## Viewing & Further Information



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