

# PROPERTY SECRETS



Byron Street, Easington, SR8 3RX - 9% Yield

**£54,000.00**

To purchase or view CALL 01777 800 666

Or email [investments@propertysecrets.net](mailto:investments@propertysecrets.net)



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## Details

Tenanted 2-bedroom terraced house.

The property is freehold.

The property briefly comprises of entrance hall with stairs to first floor, lounge, dining area, kitchen and bathroom.

First floor landing, 2 bedrooms.

EPC E but we are doing a new report and it should now receive to a C/D.

The property is in a good area for rental properties and for first time buyers.

## Rental figures

This property is currently let at £4,560 per annum which is £380 per month but we can increase this to £4,656 per year, £388 per month when we renew the tenancy in the name of the new buyer which will give a yield of 9%

## Refurbishment Work

The property is refurbished to a minimum of the [Durham Decent Homes Standard](#).

For more information, please see the following page...

## Reserving Property

To reserve this property, you need to pay a deposit of £1,000 which comes off the total fee of your property purchase. To reserve today call 01777 800 666 or email [investments@propertysecrets.net](mailto:investments@propertysecrets.net) and we'll send you the next steps.



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The business model of our independent North East sourcing team is to buy properties in and around County Durham which have been left to ruin by doing up homes that are in poor condition, by refurbishing the properties to the minimum of the Durham Decent Home Standard, improving the desirability of the properties and their neighbourhoods and homing approximately 10 families in better homes every month.

The amount of work will vary depending on the original state of the property but include the following (if necessary).

- New Boiler
- Double Glazing
- Electrical upgrade and Report
- Damp proof course
- Hard Wired Smoke Alarm
- Secured Carbon Monoxide alarm with minimum 5yr battery life (Since 1st Oct 2022)
- External Extraction in Bathroom
- Plastic Cladding in bathrooms / toilets
- Carpet, Lino, underlay
- Kitchen / bathroom
- General decorating
- Check of the roof, guttering and fascias
- Painting of external headers and sills
- Tidying of external yard / garden space

Any snagging issues following the refurbishment are resolved free of charge in the first 6 months following your purchase.

In line with our sourcing teams principles, on 1st April 2022, Durham County Council bought in a Selective Licensing scheme for many of the properties in the County Durham area. We are happy to confirm that as part of the refurbishment, will also provide you all the documents and information that you will need regarding your property so that you can apply for the selective licence, this includes ensuring that all relevant certificates are up to date.

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