



**Leyburn Street, Hartlepool, TS26 9AJ**

**welcome to**

## **Leyburn Street, Hartlepool**

With an attractive rendered façade, this well presented, two bedroom terraced property will appeal to a wide range of buyers, including first-time purchasers and investors alike.

### **Entrance Vestibule**

Entered via UPVC double glazed door, laminate flooring, coved cornicing, door leading into lounge.

### **Lounge**

UPVC double glazed window to front, radiator, laminate flooring, TV point, coved cornicing, door leading to dining area, door leading to stair lobby.

### **Dining Area**

Understairs open storage cupboard, wooden door leading to rear yard, laminate flooring, coved cornicing, TV point, radiator, archway leading into kitchen.

### **Kitchen**

UPVC double glazed window to rear, tiled flooring, coved cornicing, range of wall and base units with complementing working surfaces, tiled splashback, plumbing and recess for washing machine, white inset 1 1/2 sink/drainers with mixer tap, space for free standing cooker.

### **Stair Lobby**

### **First Floor Landing**

Loft hatch access, doors leading to all principle rooms.

### **Family Bathroom**

LVT flooring, UPVC double glazed window to side, radiator, part panelled walls, part tiled walls, low level low flush WC, bath with mixer tap and hand held shower attachment, storage cupboard housing the wall mounted combination boiler, wash hand basin, radiator.

### **Bedroom 1**

UPVC double glazed window to front, radiator, coved cornicing.

### **Bedroom 2**

UPVC double glazed window to rear, radiator, coved cornicing.



## Externally

### Front

Flat fronted, on street parking to front.

### Rear Yard

Wall enclosed with a wooden gate to rear alleyway, concrete for ease of maintenance.



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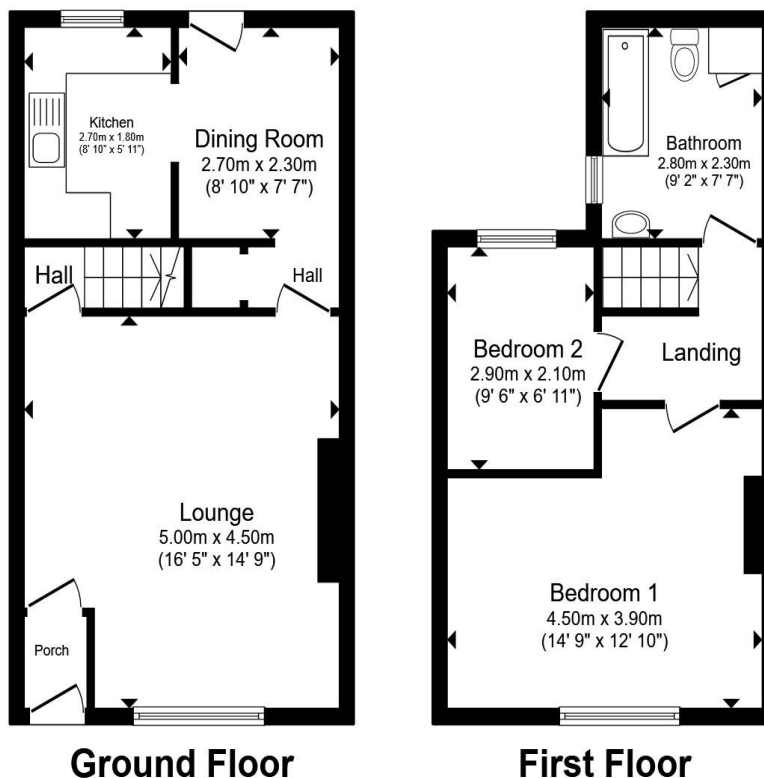
welcome to

## Leyburn Street, Hartlepool

- REAR YARD
- ON STREET PARKING
- WELL PRESENTED
- GOOD RENTAL YIELDS
- GOOD OPPORTUNITY

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£64,000**



Total floor area 73.4 m<sup>2</sup> (790 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:  
HAR120475 - 0003

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