



## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Air Source Heat Pump

## Description

To Be Sold Via Auction, Fees Apply.

Rare Investment Opportunity – Pair of Tenanted Flats on Hylton Road, Sunderland

We are delighted to present this exceptional investment opportunity to purchase a pair of tenanted flats, ideally located on the ever-popular Hylton Road in Sunderland. Perfect for landlords looking to expand their portfolio, these properties are already generating immediate income with tenants in situ.

Both flats are well-presented throughout and offer spacious accommodation, making them attractive to long-term renters. The properties benefit from modern kitchens, bright living areas, generously sized bedrooms, and well-maintained bathrooms.

Situated in a highly convenient location, these flats are within close proximity to Sunderland Royal Hospital, the City Centre, and a range of local shops, amenities, and transport links, ensuring strong rental demand.

Flat 1: £498.17

Flat 2: £448.21

All 5 yearly contracts are in place and due to renew May 2026.

This is a rare chance to acquire two tenanted flats in a sought-after area, providing a fantastic yield potential and long-term investment security.

Early viewing is highly recommended to avoid missing out on this unique opportunity.

Council Tax Band: A

Tenure: Freehold


Price: Starting Bid £115,000

Property Type: Pair of Flats

Parking: Off Street

Heating: Air Source Heat Pump



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Hylton Road, Sunderland, Sunderland, Tyne and Wear, SR4 7YE

Contact your local branch today for more information on this property:  
**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,**  
**admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

