



**Wensleydale Street  
Hartlepool  
Durham  
TS25 1RA**

**Offers In Excess Of £55,000**

**bettermove**

# Wensleydale Street Hartlepool

Bettermove are proud to present this 2 bedroom terraced house in Hartlepool, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner and WC on the ground floor. The first floor consists of 2 bedrooms and the family bathroom, there is potential to have a third bedroom on the second floor, in the loft. The exterior boasts a private rear garden, perfect for enjoying the summer months.

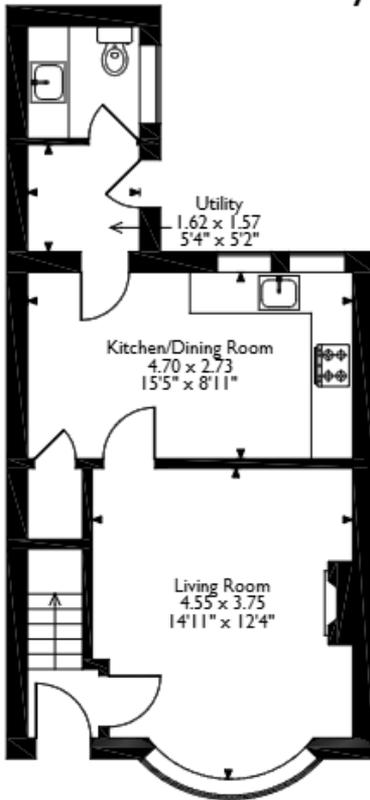
Located in the popular town of Hartlepool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and close to the seafront. Excellent transport connections can be found from Seaton Carew and Hartlepool Railway Stations, local bus routes and close access to the A689, leading to the A1(M).

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

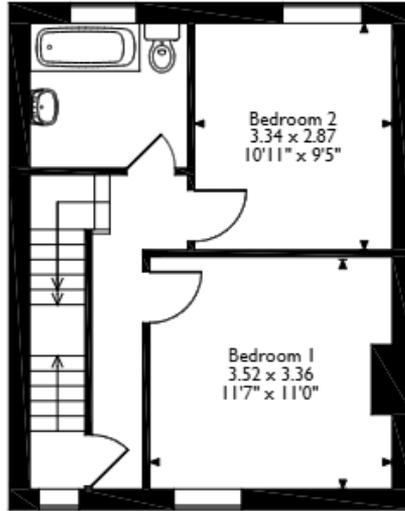


# Wensleydale Street, Hartlepool

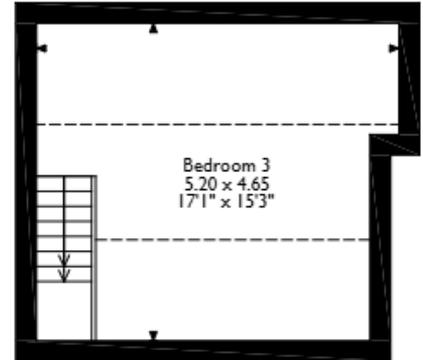
## Approximate Gross Internal Area 84 Sq M/905 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(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	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)