

BUY, REFURBISH, SELL

£10,000 - £20,000 PROFIT

Per property after all costs

Great Ayton, Middlesbrough
3 Bed Semi-Detached



£100,000

DISCLAIMER: It is the Investors sole responsibility to make a purchase decision or otherwise and you must undertake due diligence you feel necessary to make a fully informed purchase decision. The information and services provided by NGU HomeSalesOnline.co.uk does not constitute financial, investment or tax advice and should not be taken as such. We strongly recommend that you discuss all such matters with a FCA regulated Financial Advisor.

Local area: Middlesbrough



Highlights

Middlesbrough is a large industrial town on the south bank of the River Tees in North Yorkshire, England, founded in 1830. The local council, a unitary authority, is Middlesbrough Borough Council. In 2011 it had a total resident population of 138,400 for the borough and 174,700 for the wider Middlesbrough built-up area subdivision, which itself is part of the larger built-up area of Teesside and had an overall population of 376,333 at the 2011 census.

Middlesbrough became a county borough within the North Riding of Yorkshire in 1889. In 1968, the borough was merged with a number of others to form the County Borough of Teesside, which was absorbed in 1974 by the county of Cleveland. In 1996, Cleveland was abolished, and Middlesbrough Borough Council became a unitary authority within North Yorkshire.



Middlesbrough and surrounding areas

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Photographs



In accordance with the Property Misdescriptions ACT (1991) any sales particulars are a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. It should not be assumed that any property has all the necessary planning, building regulation or other consent. Tenure and boundary information are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Nothing concerning the type of construction or the condition of the property is to be implied from the photographs of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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Market value comparable



Guide Price £220,000

3 bedrooms | End of Terrace
Romany Road, Great Ayton, Middlesbrough, North Yorkshire

Archived ¹
Marketed from: 24-04-2013 to 16-08-2014 (480 days)

Under Offer New price: Character three bedroom end of terrace property in central Great Ayton benefitting from off road parking via electric gates and garden.

[Full brochure, extra pictures and map available](#)



Offers Over £220,000

3 bedrooms | Semi-Detached
Roseberry Crescent, Great Ayton, Middlesbrough

Archived ²
Marketed from: 07-03-2017 to 28-07-2017 (143 days)

Sold STC Beautifully presented, this stylish three bedroom semi-detached residence sits within close walking distance of the popular primary schools and high street of Great Ayton village. (contd...)

[Extra pictures, Floorplan and map available](#)

Sold Price History: 12 Feb 1999: £64,500



Guide Price £195,000

3 bedrooms | Semi-Detached
Linden Road, Great Ayton

Archived ³
Marketed from: 16-01-2015 to 27-02-2015 (43 days)

Under Offer A well presented three bedroom semi-detached house situated in the highly sought after and historic village of Great Ayton.

[Full brochure, extra pictures and map available](#)



Guide Price £179,950

3 bedrooms | Semi-Detached
Romany Road, Great Ayton, North Yorkshire

Archived ⁴
Marketed from: 22-07-2016 to 17-03-2017 (239 days)

Sold STC Another property in Great Ayton sold with Roseberry Newhouse. To sell your property in Great Ayton call 01642 711111

[Full brochure, extra pictures, Floorplan and map available](#)

Sold Price History: 24 Feb 2017: £165,000



£169,995

3 bedrooms | Semi-Detached
Roseberry Avenue, Great Ayton

Archived ⁵
Marketed from: 17-11-2016 to 24-04-2017 (158 days)

Sold STC Located in this popular area of Great Ayton and offered with NO FORWARD CHAIN, early viewing is essential, benefitting from uPVC double glazing, gas central heating (via a Worcester combi), internally offering porch, hallway, lounge, dining room, play room and kitchen. To the first floor there ar...

[Full brochures, extra pictures and map available](#)



Offers in Excess of £165,000

3 bedrooms | Semi-Detached

Archived ⁶
Marketed from: 09-08-2016 to 07-12-2016 (120 days)

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Rental analysis



£173 pw | £750 pcm

3 bedrooms | End of Terrace
Romany Road, Great Ayton

Archived ¹

Marketed from: 20-07-2015 to 07-09-2015 (49 days)

Let Agreed PROPERTY UNDER REFERENCE. ANY FURTHER INTERESTED PARTIES CAN STILL REGISTER AN INTEREST IN THE PROPERTY VIA GSC GRAYS STOKESLEY - 01842 710742 Well planned, three bedroom, Victorian End of Terrace. Having undergone complete refurbishment throughout, and being well placed for most local amenities...

[Full brochures, extra pictures and map available](#)



£156 pw | £675 pcm

3 bedrooms | Semi-Detached
Addison Road, Great Ayton

Archived ²

Marketed from: 13-10-2015 to 02-11-2015 (21 days)

Let Agreed PROPERTY UNDER REFERENCE. ANY FURTHER INTERESTED PARTIES CAN STILL REGISTER AN INTEREST IN THE PROPERTY VIA GSC GRAYS STOKESLEY - 01842 710742 Well presented, Three bedroom, dormer style semi detached bungalow, situated within established residential surroundings close to local Great Ayton amenities...

[Full brochures, extra pictures and map available](#)



£150 pw | £650 pcm

3 bedrooms | End of Terrace
Romany Road, Great Ayton

Archived ³

Marketed from: 14-10-2016 to 26-01-2017 (105 days)

Let Agreed PROPERTY UNDER REFERENCE. ANY FURTHER INTERESTED PARTIES CAN STILL REGISTER AN INTEREST IN THE PROPERTY VIA GSC GRAYS STOKESLEY - 01842 710742 ** HALF PRICE application fees when taking possession of the property before end of January 2017 ** Well planned and immaculately presented, three...

[Full brochures, extra pictures and map available](#)



£138 pw | £600 pcm

3 bedrooms | Semi-Detached
WHINSTON VIEW,

Archived ⁴

Marketed from: 08-01-2016 to 03-03-2016 (56 days)

Let Agreed **BEAUTIFUL VIEWS** **QUIET RESIDENTIAL LOCATION** **SOUGHT AFTER AREA** **GOOD SIZED ROOMS THROUGHOUT** **MUST BE VIEWED TO APPRECIATE THE FULL POTENTIAL OF THIS HOME** **DO NOT MISS OUT!!**

[Extra pictures and map available](#)



£133 pw | £575 pcm

3 bedrooms | Semi-Detached
Captain Cooks Way, Great Ayton

Archived ⁵

Marketed from: 06-04-2017 to 26-05-2017 (50 days)

Let Agreed PROPERTY UNDER REFERENCE. ANY FURTHER INTERESTED PARTIES CAN STILL REGISTER AN INTEREST IN THE PROPERTY VIA GSC GRAYS STOKESLEY - 01842 710742 TO LET UNFURNISHED. A spacious 3 bedroom semi-detached house suited for family living. The accommodation comprises; Entrance, lounge, kitchen, utility...

[Full brochures, extra picture and map available](#)

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Letting your new property:

NGU Homelettings has been successfully letting properties in the North East since 2008. We manage over 720 plus properties and are landlords ourselves, we own over 150 properties.

We provide an expert, professional and accredited service. We are ARLA registered and are a member of the Property Ombudsman of Lettings.



We specialise in:

- Single lets-professional and benefit tenants through attention to detail.
- HMO Professional lets.

Tenant find fee for single lets:

- £325.00 plus VAT for properties marketed under £400 pcm.
- £400.00 plus VAT for properties marketed over £400 pcm.

Full property management:

- Frees up your time and takes control of every aspect.
- Gives all tenants access to our 24/7 maintenance number so they don't call you at all.
- Save money through access to our vetted tradesman.
- We collect your rent and transfer it across to you on the first working day it hits our account.
- Our fully managed fee is equal to 10% plus VAT of the rent per month.

www.nguhomelettings.com

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BUY TO FLIP DEAL MACHINE	
End Market Value £	155,000
Target Offer £	100000
Discount Split	
Stamp Duty	3000
Discount Allocation 25%	38750
Refurb Allocation	20000
Total Discount	58750
Suggested Offer £	96250
Mortgage Deposit 25%	25000
Sourcing Fee £	3600
Legal's £	700
Refurb Costs £	20000
Total Buying Costs £	49300.00
Solicitors £	700
Estate Agency Fee £	2340
Total Selling Costs £	3040
End Profit After Selling Costs £	24660.00
Return On Capital Investment	47.12%

Queries

If you have any queries regarding this property, contact Chantelle Chalmers on:

Tel. 0191 491 0344 and choose option 2.

Or email c.chalmers@nguhomesales.com

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