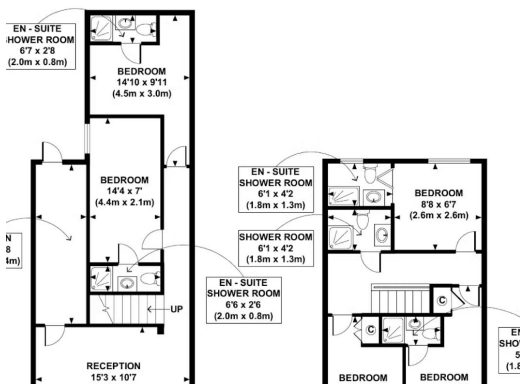
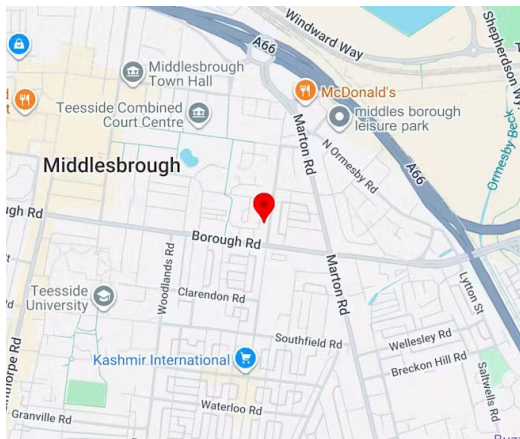




11 Abingdon Road, Middlesbrough, TS1 2DP

Investment, Residential For Sale | £225,000 Guide Price | 916 sq ft

5 Bedroom Ensuite HMO For Sale



Description

The property comprises a stabilised, fully managed five-bedroom HMO arranged over two floors. It has been recently refurbished to a high standard and provides modern, self-contained ensuite accommodation throughout, complemented by a communal kitchen and reception area. The layout and specification are designed to meet current HMO standards and tenant expectations.

INVESTOR HIGHLIGHTS:

- Turnkey, stabilised HMO with modern ensuite rooms.
- Compliance-led asset with 5-year license (per vendor/agent).

INVESTMENT SUMMARY:

- Tenure: Freehold throughout
- Accommodation: 5 ensuite bedrooms + communal kitchen and reception
- Income: £2,350 pcm (£28,800 pa)
- Average room rent: c.£470 pcm
- Gross Yield (guide): 12.8%
- Occupancy/Voids: High occupancy; low/no voids (2026)
- Tenant Profile/ Terms: Students and professionals | 6-12 months +
- Licensing: HMO certified (5-year license)
- VAT: VAT not elected

Location

Abingdon Road is situated in central Middlesbrough, in close proximity to Teesside University and the town centre. The area benefits from excellent transport links, a wide range of local amenities, and easy access to employment hubs, retail, and leisure facilities. This highly accessible location supports strong and consistent demand from students and young professionals, underpinning stable occupancy levels, low void periods, and resilient long-term cash flow.

Summary

- Price: £225,000 Guide Price
- EPC: C

Further information

- [View details on our website](#)
- [View Microsite](#)

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