



1 bed studio flat to buy in SR4

68-84 Hylton Road, Sunderland,
Sunderland, Tyne and Wear, SR4 7BB

£5,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

 EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

*** For sale via online auction *** Terms and fees apply ***

Presenting an outstanding opportunity for investors: Pattinson Estate Agents are delighted to offer to auction this first floor student accommodation unit, ideally situated in the highly sought-after Millfield area of Sunderland.

Purpose-built to cater to student living, the unit is thoughtfully designed to ensure comfort, privacy, and convenience. The accommodation comprises a spacious bedroom area complemented by a deluxe en-suite, providing tenants with a modern and comfortable living space. For added ease and social interaction, residents have access to a communal kitchen and reception area—perfect for studying, dining, or relaxing with friends.

Currently, the property is tenanted under a 357-day agreement, generating an attractive annual income of £5,610. The current tenancy runs until 29th August 2025, offering immediate returns for the successful buyer.

Located in Millfield, a vibrant neighbourhood with excellent transport links, university proximity, and a host of local amenities, this unit is perfectly positioned to attract consistent student demand year after year.

- First floor student accommodation unit
- Comfortable bedroom area with deluxe en-suite
- Access to communal kitchen and reception area
- Tenanted, earning £5,610 per annum
- Tenancy in place until 29th August 2026 (357 days)
- Located in the popular Millfield area of Sunderland

- Excellent transport links and university access

This is a rare chance to secure a hassle-free investment in a thriving student hub. For further information or to arrange a viewing, please contact our dedicated Sunderland team.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 238

Annual Service Charge Amount: £3,792.00

Price: Starting Bid £5,000

Property Type: Studio flat

Parking: Allocated

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Room 16



Room 16 en-suite



Communal lounge & Kitchen



Communal bathroom





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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