

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Southfield Road**

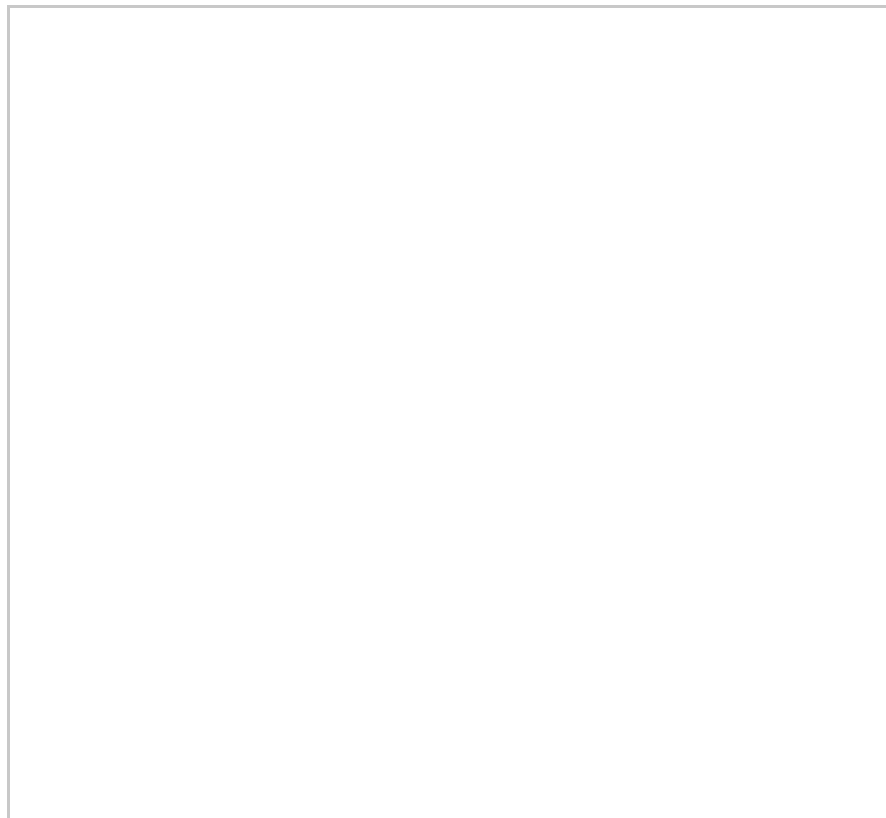
, Middlesbrough, TS1 3ES

**£475 Per Month**

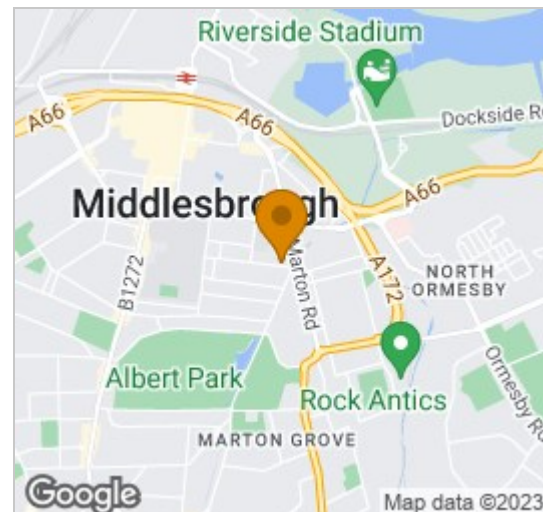
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Council Tax:

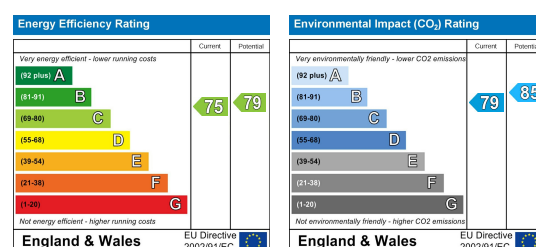
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.

- SPACIOUS 1ST FLOOR FLAT
- 2 DOUBLE BEDROOMS
- FULLY FITTED KITCHEN INC. ALL APPLIANCES
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SECURITY INTERCOM SYSTEM
- NEWLY REFURBISHED
- FULLY ARMED THROUGHOUT
- EPC RATING C
- PART FURNISHED

Hunters are pleased to offer for rent this fully and newly refurbished spacious 1st floor flat. centrally located in Middlesbrough.

Briefly comprising from communal entrance hall, lounge with feature fireplace, 2 double bedrooms ( both including a new bed), tidy kitchen with all appliances included plus a contemporary bathroom with shower over the bath. Laminate and Vinyl flooring throughout.

The property has been finished to a high standard and benefits from gas central heating, double glazing, alarm system plus a security intercom system.

VIDEO VIEWINGS OF THE PROPERTY AVAILABLE ON REQUEST, Please email Hunters Teesside [middlesboroughlettings@hunters.com](mailto:middlesboroughlettings@hunters.com)



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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