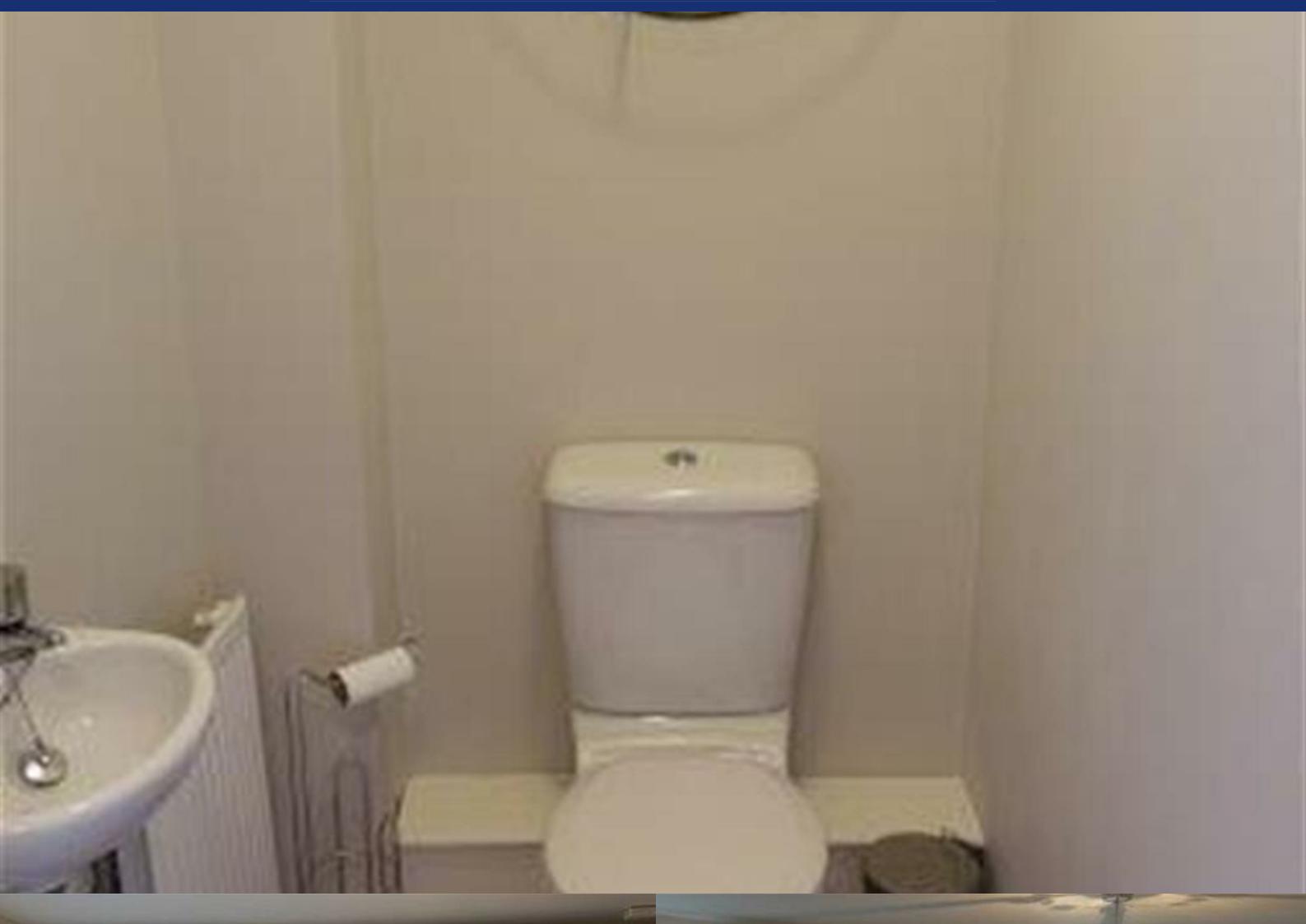


# HUNTERS®

HERE TO GET *you* THERE



## Oval View

, Middlesbrough, TS4 3SW

£850 Per Calendar Month



Council Tax:

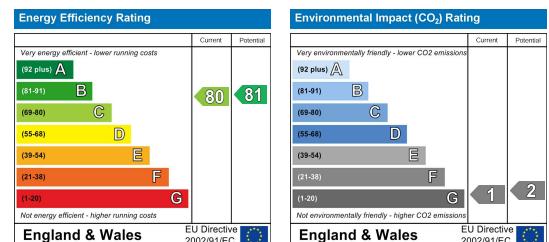
## Floor Plan



## 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.

- 3 STOREY TOWN HOUSE ■ BEAUTIFULLY PRESENTED
- KITCHEN APPLIANCES ■ MASTER BEDROOM WITH INCLUDED
- ENCLOSED REAR GARDEN ■ GARAGE
- VIDEO VIEWING AVAILABLE ■ ENERGY RATING C



Hunters are delighted to offer for rent this beautiful 3 bedroom town house located within the Scholars Rise development and within a close proximatey to James Cook Hospital and local amenities.

Briefly comprising; entrance porch, living area neutrally decorated with under stairs storage cupboard, downstairs W.C, modern kitchen/diner (kitchen appliances included) with double doors leading to enclosed rear garden.

1st floor briefly comprising; double bedroom with feature wallpaper and feature lighting, family bathroom plus a 2nd double bedroom also with feature wall.

On the 2nd floor you will find a built in storage cupboard plus spacious bedroom again featuring one wallpapered wall plus large ensuite shower room.

The property benefits from double glazing, gas central heating plus a garage.

Contact Hunters - [teessidelettings@hunters.com](mailto:teessidelettings@hunters.com)

Subject to acceptable reference checks. Minimum household income required of £25500 pa

## 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.