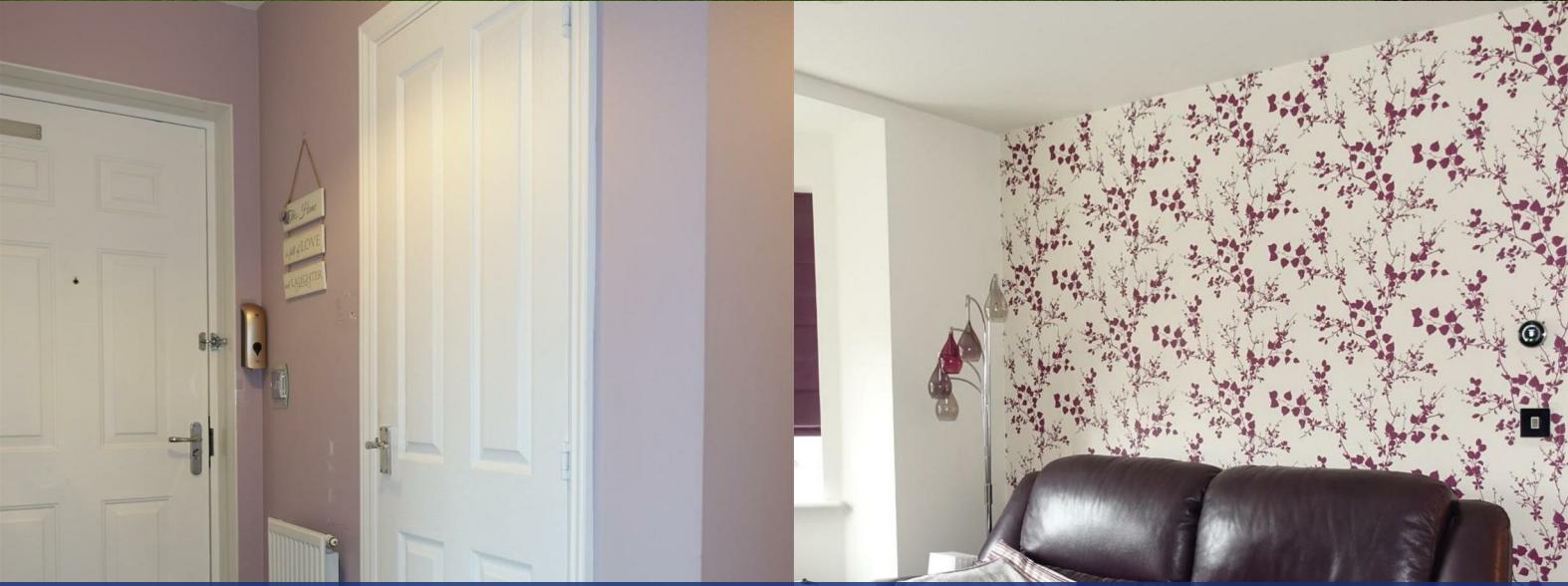


# HUNTERS®

HERE TO GET *you* THERE



Hoskins Lane  
, Middlesbrough, TS4 3GP  
£675 Per Month



Council Tax:

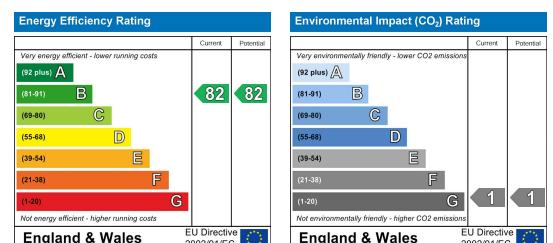
## Floor Plan



## 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.

- 1ST FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- MASTER WITH ENSUITE
- MODERN KITCHEN WITH APPLIANCES
- DESIGNATED PARKING



Hunters are delighted to offer for rent this immaculately presented 1st floor apartment in the ever popular Scholars Rise development in Middlesbrough. Within walking distance to James Cook University Hospital, the property is within easy reach of local amenities and transport links.

Approached via communal hallways and staircases, the front door of the top floor apartment offers access into each of the bedrooms, bathroom and lounge/diner.

In brief the apartment comprises of two bedrooms master with ensuite, bathroom suite, lounge, dining room and kitchen with appliances.

Both bedrooms are double size with the master bedroom making use of built in wardrobes.

The bathroom suite is tiled to the utilities and is made up of a white three piece suite consisting of a hand basin, low level wc and bath tub with overhead shower.

The open plan lounge/diner offers duel aspect views of the development while leading into the kitchen.

The kitchen is made up of a variety of wall and base units and comes with an assortment of integrated appliances including a fridge freezer, dishwasher, washer dryer, gas hob and electric oven with extractor

## 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.