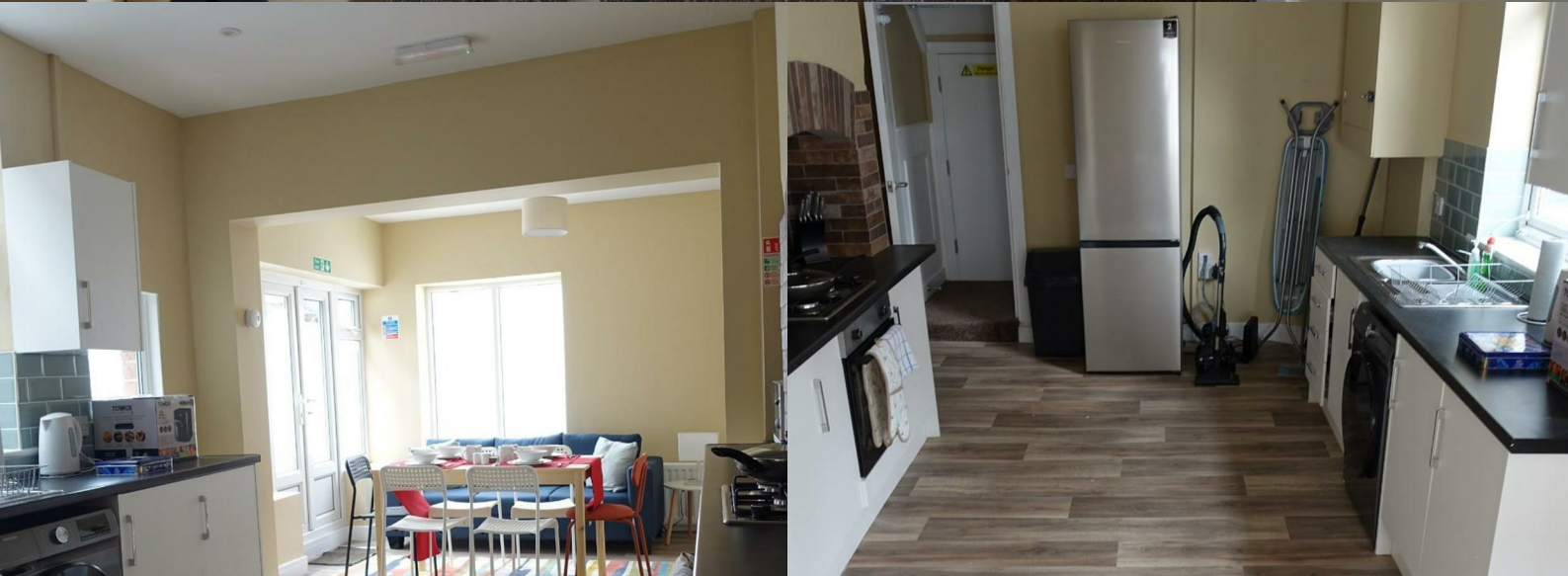


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Ayresome Park Road

, Middlesbrough, TS5 6AS

£115



Council Tax:

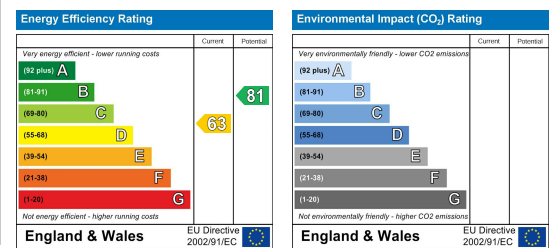
## Floor Plan



## 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.



WOW!!!! Check out this brand new STUDENT / PROFESSIONAL 5 BEDROOM / 5 EN-SUITE IMMACULATE PROPERTY!! \*\*\*\*\*READY NOW\*\*\*\*\*

Hunters are very pleased to present this newly refurbished 5 double bedroom ALL WITH ENSUITE'S!!! house share (GROUPS WELCOME) in Middlesbrough. The property has generous sized rooms, all of which have en-suite's! There is also a large modern kitchen, with all the appliances included, cutlery, crockery, microwave, toaster, toasty maker and even a AIR FRYER has been supplied!!!! PREMIUM mattress's, USB ports and ethernet sockets in all rooms!!!!

ALL BILLS PLUS WI-FI INCLUDED IN THE RENT!!

DEFINITELY NOT ONE TO BE MISSED!!!

Choose your room now and secure with a holding fee so you're not worrying about having a place to stay. Let us help you organise the rooms you need, fuss free!!

All rooms are fully furnished and newly carpeted, including the communal areas. The idea is that you arrive with your bag, towels and bedding, everything else is provided. The rooms include, double bed, wardrobe, desk, chair, bedside cabinet, bedside lamp, desk lamp and chest of drawers.

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.

71 Borough Road, Middlesbrough, TS1 3AA  
Tel: 01642 217524 Email: [teessidelettings@hunters.com](mailto:teessidelettings@hunters.com) <https://www.hunters.com>

## MATERIAL INFORMATION

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