

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Somerset Street

, Middlesbrough, TS1 2EF

£100 Per Week



Council Tax:

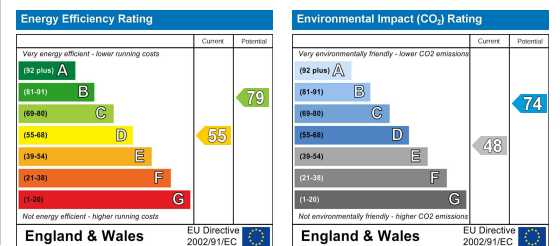
## Floor Plan



## Area Map



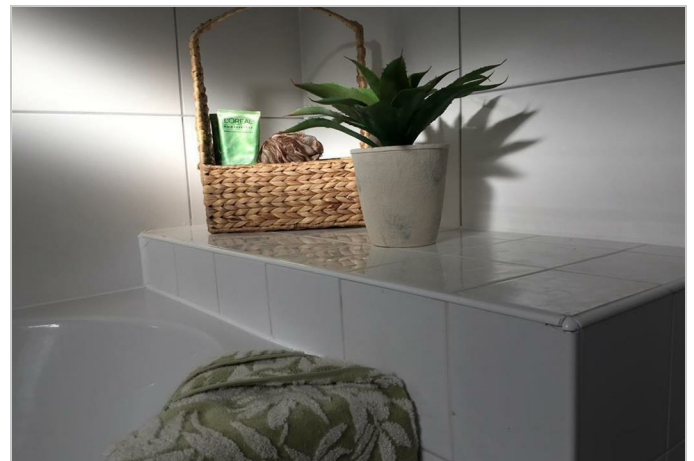
## Energy Efficiency Graph



## 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.

- Student Accommodation Available ▪ 3 Bedrooms  
October 2023
- Additional Study Room/ Chill Out ▪ Shower Over Bath Area
- Short Walk To University ▪ All Inclusive Package\*
- Call Hunters To Arrange A ▪ \*Fair usage limit applies  
Viewing On 01642 927722



HUNTERS ARE DELIGHTED TO OFFER THIS MODERN STUDENT/ PROFESSIONAL PROPERTY!!  
Ready for the 2024 /2025 academic year!!

Presented very well, with grey/ white interior and modern flooring throughout.

BILLS INCLUDED!! including WIFI!!

The property briefly comprises of:

Communal lounge  
Modern kitchen  
Modern bathroom  
2 double size bedrooms  
1 first floor communal room  
1 double loft bedroom

This property wont last long on the market!

Please contact Hunters on [teessidelettings@Hunters.com](mailto:teessidelettings@Hunters.com) quickly to avoid disappointment!

## 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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