

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Parliament Road**  
Middlesbrough, TS1 4JP  
£110 Per Week

 2  1  1  C

Council Tax:

A map of Middlesbrough, UK, showing the location of the property. The property is marked with a red pin on West Lane, between B1272 and Albert Park. The River Tees is visible to the west, and the A66 road runs along the top. Other roads shown include A1032, A172, and Marlon Rd. The map is sourced from Google Maps, with data dated 2025.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 74, Potential: 86

**England & Wales**  
EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

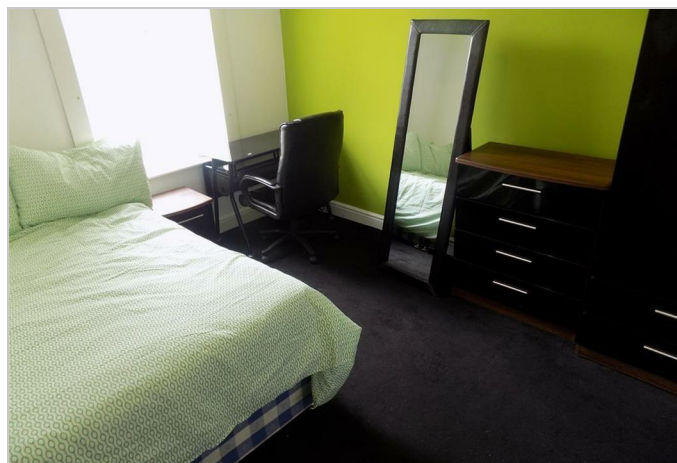
Current: 1, Potential: 1

**England & Wales**  
EU Directive 2002/91/EC

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 ▪ 2 DOUBLE BEDROOMS AVAILABLE SEPTEMBER 2024
- FREE INTERNET ▪ 2 LIVING AREAS
- FLAT SCREEN TV INCLUDED ▪ CENTRAL LOCATION
- BILLS INCLUDED (T&Cs Apply) ▪ CALL HUNTERS ON 01642 927722

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\* FREE WIFI \* Large Yard \* Flat Screen TV Included \* 2  
LIVING AREAS \* Short Walk To University \* BILLS  
INCLUSIVE (T&Cs Apply) \* Contact Hunters  
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Viewing NOW  
VIDEO TOUR AVAILABLE



**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.