



Topcliffe Street, Hartlepool, TS26

- **DEPOSIT FREE OPTIONS AVAILABLE**
- IDEAL FOR PROFESSIONALS, COUPLES OR FAMILIES
- AVAILABLE: NOW
- COUNCIL TAX BAND- A
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA

- TWO BEDROOM TERRACED HOUSE
- DOUBLE GLAZING AND CENTRAL HEATING
- UNFURNISHED
- EPC RATING- E

£550 Per Month - Deposit £634 - ** Deposit Free option Available **



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DESCRIPTION

Hunters Bradford present this delightful two-bedroom terraced property is currently listed for let. Maintained to a good condition, this home offers a warm and welcoming interior that is ready for immediate occupation. The property boasts a single, spacious reception room, an ideal place to relax and entertain guests. The modern kitchen, complete with all essentials, offers ample space for culinary endeavours.

The property features two well-proportioned bedrooms, offering plenty of room for personalisation and storage. The family bathroom is fully fitted and functional, providing all the necessities for a comfortable living experience.

An added advantage of this property is its EPC rating of 'E', indicating lower energy costs than homes with lower ratings. It falls under Council Tax Band 'A', which is considered to be among the more affordable bands, making it a cost-effective choice for renters.

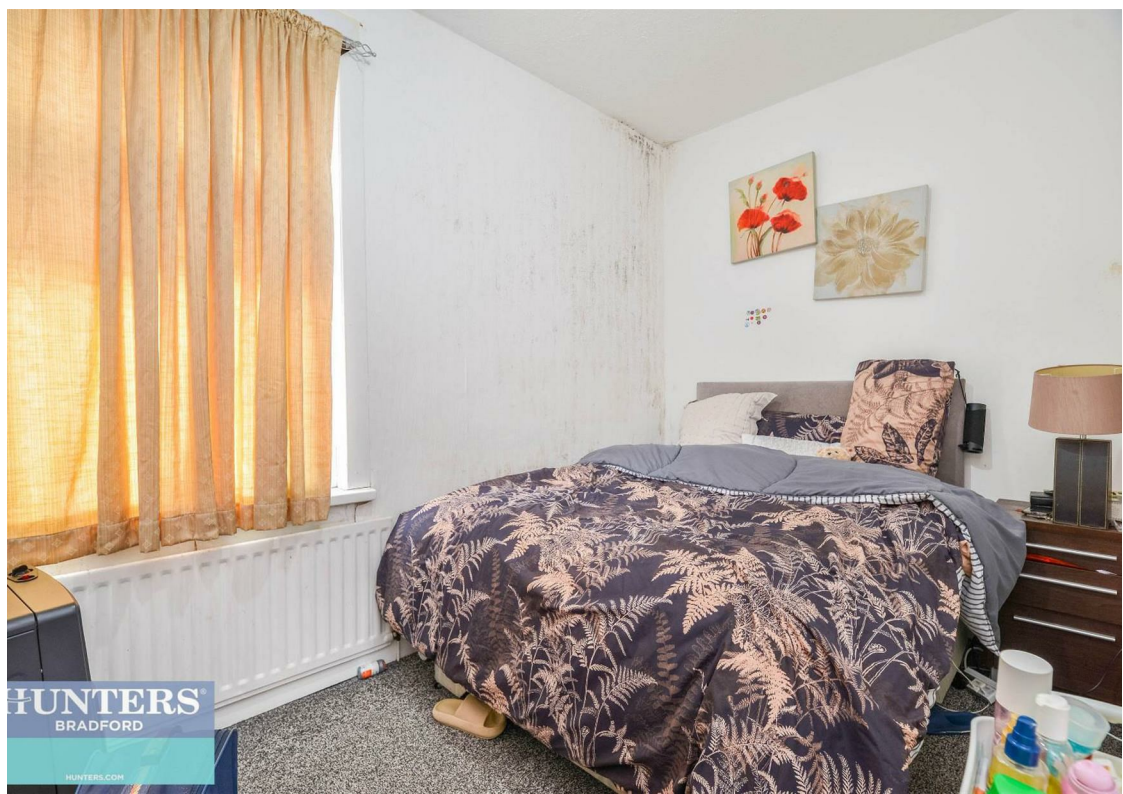
The location of this property is highly desirable. It is situated in proximity to excellent public transport links, making commuting hassle-free. Local amenities are also within easy reach, making everyday necessities conveniently accessible.

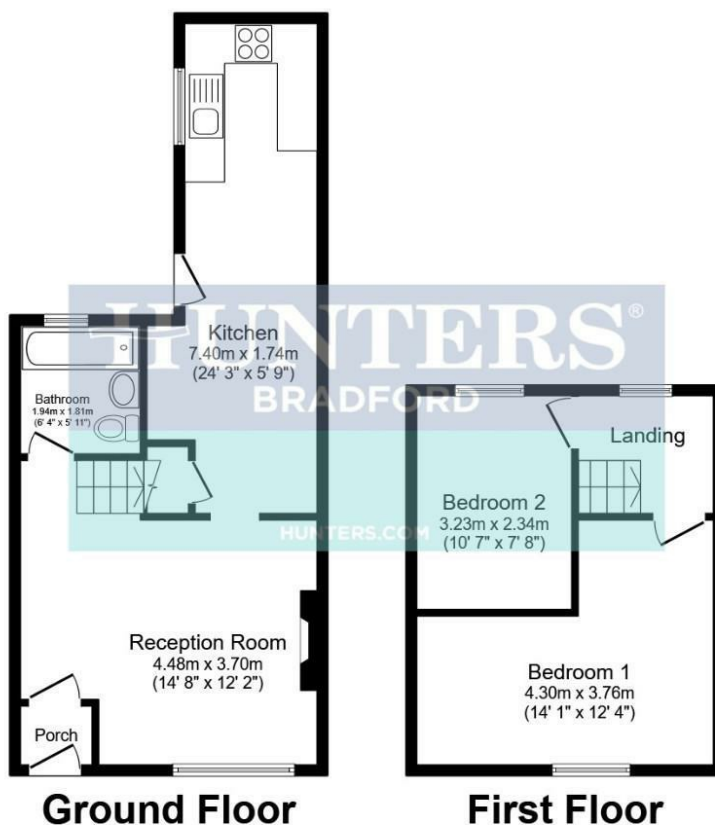
This property is ideally suited to professionals, couples, and families. Its layout, combined with its location, makes it a versatile choice that can cater to a variety of lifestyle needs. Offering a blend of comfort and convenience, this property is a fantastic rental opportunity that should not be overlooked.

****Deposit Free Option Available****

****A Deposit Alternative means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.**







Total floor area 63.8 m² (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

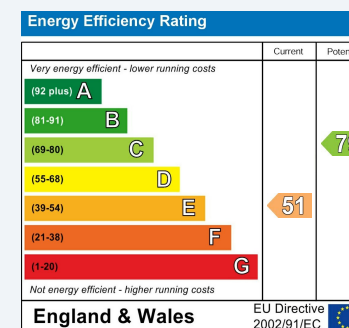
Please contact bradford.lettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.