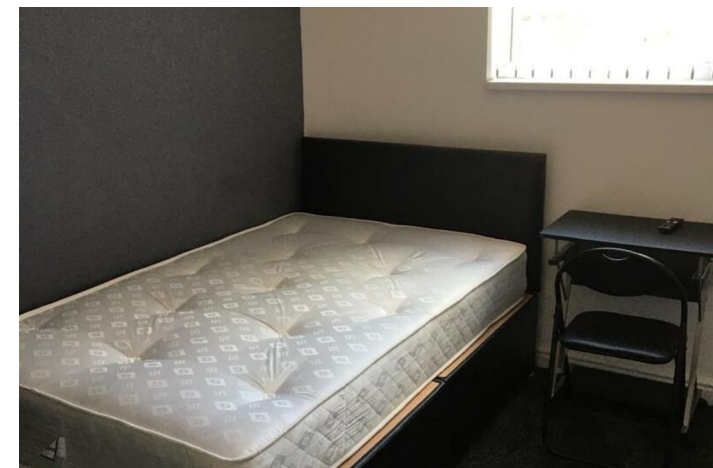




74 BOROUGH ROAD MIDDLESBOROUGH, TS1 2JH

£550 PER MONTH

Welcome to Flat 1, located at 74 Borough Road in the vibrant town of Middlesbrough. This charming property is a House of Multiple Occupancy, making it an ideal choice for those seeking a comfortable and convenient living arrangement.

The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom offers a peaceful retreat, ensuring a restful night's sleep. Additionally, the property includes a modern bathroom, designed for both functionality and comfort. Utility Bills are included in the monthly rental figure. Council Tax to be paid by the tenant or exempt if a Student.

Situated in a lively area, this flat benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it an excellent option for both professionals and students alike. The surrounding neighbourhood is known for its friendly atmosphere and community spirit, providing a welcoming environment for residents.

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EPC Rating: **Council Tax Band: A**

Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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