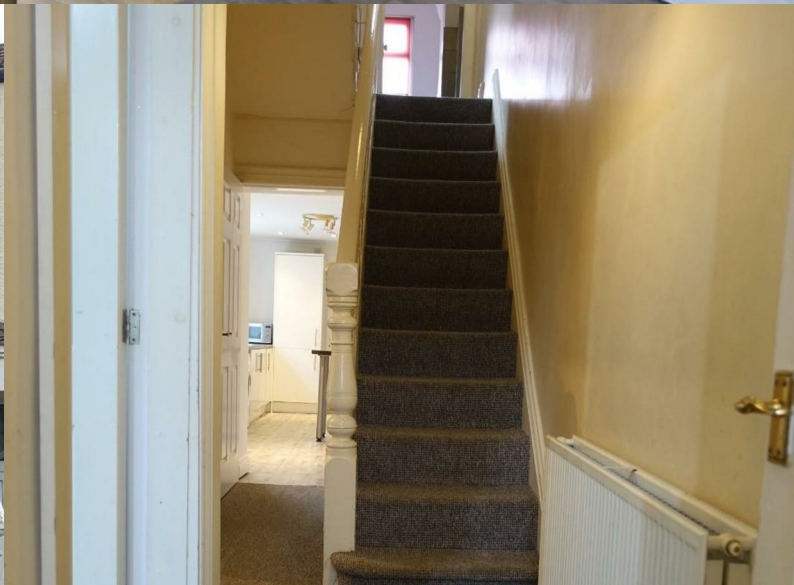


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Newstead Road

, Middlesbrough, TS4 2HJ

£795 Per Calendar Month



Council Tax:

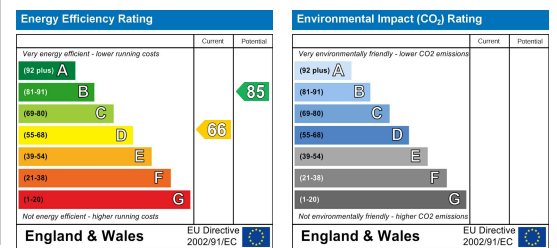
## Floor Plan



## 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.

- THREE BEDROOM HOUSE TO RENT
- CLOSE TO JAMES COOK UNIVERSITY HOSPITAL
- 2 DOUBLE BEDROOMS
- UNFURNISHED
- MODERN KITCHEN WITH BREAKFAST BAR
- MODERN KITCHEN/DINER
- 2 MODERN BATHROOM SUITES
- TWO BATHROOMS



Nestled on the charming Newstead Road in Middlesbrough, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes 2 welcoming reception rooms, perfect for relaxing or entertaining guests, and two modern bathrooms that provide ample facilities for busy mornings.

The spacious kitchen includes all appliances

The house is situated in a friendly neighbourhood, making it a great place to call home. Local amenities, schools, and parks are within easy reach, ensuring that everything you need is just a short distance away. The property boasts a warm and inviting atmosphere, making it easy to envision your life here.

Subject to acceptable reference checks

Video viewing available!

## 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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