



35 HOSKINS LANE MIDDLESBROUGH, TS4 3RR

£1,000 PCM

**** THREE BEDROOM HOUSE ** 5 MINUTE WALK TO JAMES COOK HOSPITAL **** We offer for rent this modern three bedroom end terrace house. The property benefits from UPVC double glazing and gas central heating. The living accommodation briefly comprises; hallway, cloaks/WC, lounge and kitchen with appliances. To the first floor there are three bedrooms with an en-suite in the master bedroom and bathroom/WC. There is a block paved drive to the front of the property for two cars and an enclosed lawn garden to the rear. Council Tax band B £1981.82 pa. Energy Rating C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(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

Billingham Lettings
 63 Queensway
 Billingham
 TS23 2LU

01642530919
 info@drummondstates.co.uk
 www.drummondstates.co.uk

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 estate agents