

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Ross Street

, Middlesbrough, TS1 4EJ

£475 Per Calendar Month



Council Tax:

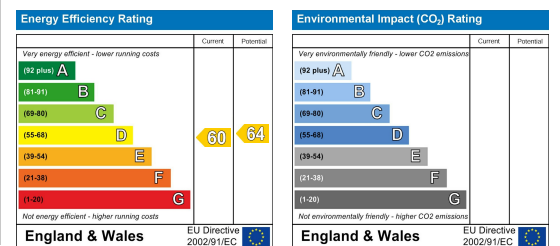
## Floor Plan



## 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.



Nestled in the heart of Middlesbrough, this charming flat on Ross Street offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy living space. The 1st floor flat features a welcoming reception room, providing a delightful area for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. This property is situated in a vibrant area, with easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate urban living.

Do not miss the chance to make this lovely flat your new home.

Subject to acceptable references.

Video tour 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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