

TO LET



Lytton Street, Middlesbrough

2 Bedrooms, 1 Bathroom, Second Floor Apartment

£625 pcm



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Date available:

Deposit: £721.15

Council Tax band: A

- Second Floor Apartment
- Two Bedrooms
- Bathroom
- Lounge/Diner
- Recently Renovated Throughout
- Ideal for Professionals
- Within 1.7 Mile of James Cook University Hospital

FULL DESCRIPTION We are delighted to bring to the market this beautifully renovated Two Bedroom apartment. Located on the second floor, this apartment is ideally situated due to its close proximity of Middlesbrough Town Centre and also the James Cook University Hospital, making this an ideal apartment for professionals. The apartment briefly consists of two bedrooms, lounge/diner, kitchen and bathroom. Complete with parking to front.

HALLWAY Carpet flooring, intercom telephone system, wall mounted electric radiator and storage cupboard.

ACCESS TO ALL APARTMENTS Entrance hall, post boxes for all apartments and stairs leading to apartments.

INTERNALLY

LOUNGE To front aspect. Carpet flooring, wall mounted electric radiator and uPVC window.

KITCHEN Range of wall, base and drawer units with dark fascias, stainless steel inset sink unit, mixer tap,





tiled splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, freestanding fridge freezer, freestanding washing/dryer and vinyl flooring. Pots, pans, cutlery etc included in rental if required.

EXTERNALLY

PARKING Parking to the front.

BEDROOM To front aspect, wall mounted electric radiator, carpet flooring and uPVC window. Furniture included in rental bed, bedside table, 5 drawer dresser and wardrobe.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer shower over, glazed side screen, extractor, vinyl flooring and heated towel rail.

BEDROOM To front aspect. Central heating radiator, carpet flooring and uPVC window. Furniture included bed, bedside tables x2, 3 drawer dresser, wardrobe, chair and 3 drawer unit.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.