

SIMPLE LIFE

£500

To spend on your garden\*  
When you reserve by the  
31<sup>st</sup> May

\*Available on selected properties

## Wilkinson Grove, Middlesbrough, TS4

£875 PCM

\*\*£500 GIFT CARD TO SPEND ON YOUR GARDEN\*\*

Bracken Grange delivers a fantastic development of 2 & 3 bedroom homes exclusively to rent in Brackenhoe.

The Harcourt is a beautifully designed 2 bedroom home perfect for couples or house shares.

As you walk into the property you're welcomed by an open plan kitchen/diner fully fitted with appliances to one side. The hallway leads you into an impressive living space with French windows opening out onto your private back garden. The ground floor also includes a downstairs cloakroom and a convenient storage cupboard.

On the first floor there are 2 double bedrooms and a modern, family bathroom. The main bedroom includes fitted wardrobes whilst the second bedroom benefits from a built in storage cupboard.

Situated less than 2 miles from Middlesbrough, this development benefits from excellent transport links with James Cook University Hospital Station less than a mile away providing direct links to Middlesbrough, Darlington and Stockton-on-Tees. For those who choose to drive, the A19 is approximately 3 miles way providing north and south of the area.

Shoppers will be well catered for, with Parkway shopping centre, home to over 20 popular high street stores, approximately 2.5 miles away from the site. There are also plenty of opportunities for exercise with the Middlesbrough Sports Village close by including indoor badminton as well as a soft play area for children.

For your education needs, Bracken Grange is extremely well placed with 8 Ofsted rated outstanding schools and 48 Ofsted rated good schools within 3 miles of the development.

To access the site, please use postcode TS4 3AU.

Deposit: £1000  
Holding Deposit: £200  
Unfurnished  
Council tax: B





## Key Features

- Car Parking Space
- Dishwasher
- Washing/drying machine
- Carpets up the stairs and in the bedrooms
- Blinds in the bedrooms
- Security Alarm
- Fridge-freezer
- Modern kitchen worktops and units
- Private back garden

## Location

