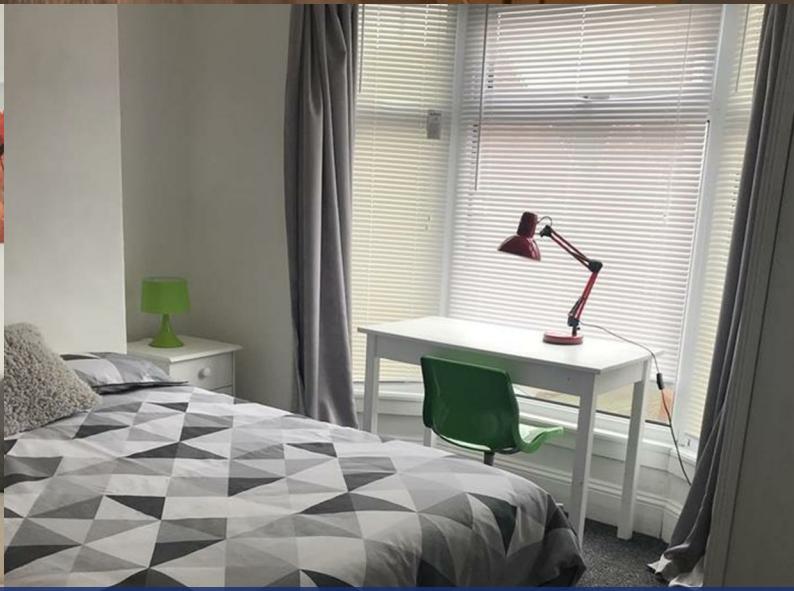


# HUNTERS®

HERE TO GET *you* THERE



Clifton Street

, Middlesbrough, TS1 4BY

£100 Per Week



4



2



1



Council

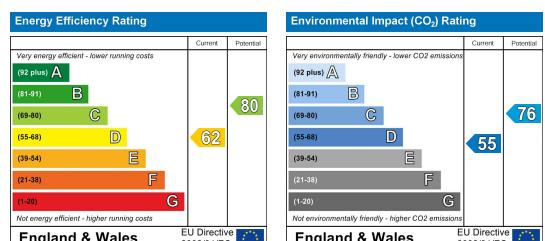
## Floor Plan



## 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.

- STUDENT ACCOMMODATION AVAILABLE AUGUST 2026
- 4 BEDROOMS
- BILLS INCLUDED (T&Cs Apply)
- FREE ULTRA FAST 200MB INTERNET
- 40 INCH FLAT SCREEN TV INCLUDED
- GROUND FLOOR SHOWER ROOM AND LARGE UPSTAIRS BATHROOM
- EMAIL  
MIDDLEBROUGHLETTINGS@HUNTERS.COM  
TO ARRANGE YOUR VIEWING

AVAILABLE AUGUST FOR THE 2026/ 2027 ACADEMIC YEAR!!

Welcome to this impressive four-bedroom student property located on Clifton Street in the heart of Middlesbrough. This residence is designed with the needs of students in mind, offering a comfortable and convenient living environment.

As you enter, you will find a spacious reception room that serves as a perfect gathering space for friends and fellow students. The property boasts four well-proportioned bedrooms, ensuring ample space for relaxation and study. With two modern bathrooms, morning routines will be a breeze, allowing for a smooth start to your day.

One of the standout features of this property is that all bills are included, providing peace of mind and simplifying your budgeting. Additionally, the ultra-fast Wi-Fi ensures that you can stay connected, whether for academic purposes or leisure activities.

The large communal areas are ideal for socialising and creating lasting memories with your housemates. This property not only meets the practical needs of student life but also fosters a sense of community.

Situated in a vibrant area of Middlesbrough, you will have easy access to local amenities, shops, and



## 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.