



## 28 HOSKINS LANE MIDDLESBROUGH, TS4 3RR

£1,200 PCM

\*\* THREE BEDROOM HOUSE \*\* 5 MINUTE WALK TO JAMES COOK HOSPITAL \*\* We offer for rent this modern three bedroom mid 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 two double bedrooms and a bathroom/WC. To the second floor is the master bedroom with an en-suite. There is a drive to the front of the property and an enclosed lawn garden to the rear. Council Tax band B £1981.82 pa. Energy Rating B. Possibility of fully unfurnished option at a lower rent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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