



## r4 51 Percy Street , Middlesbrough, TS1 4DD £350 Per month

\*\*\*ONE ROOM LEFT AVAILABLE FROM FEB 2025 £303 PCM\*\*\*

Welcome to Percy Street, Middlesbrough - a charming location perfect for students looking for a cozy place to call home. This delightful house offers a comfortable living space with one reception room, four bedrooms, and one bathroom, ideal for those seeking a peaceful retreat.

This property is a fantastic opportunity for a student house share, boasting four bedrooms that provide ample space for studying and relaxing. Situated close to the university, convenience is at your doorstep, making those early morning lectures a breeze.

Imagine the possibilities of creating a warm and inviting living space in this lovely house. With bills excluded, you can enjoy the flexibility of managing your expenses while focusing on your studies and social life.

Don't miss out on this wonderful opportunity to live in a student-friendly environment in the heart of Middlesbrough. Embrace the comfort and convenience that this property has to offer - your ideal student home awaits on Percy Street!

- FOUR BEDROOM HOUSE SHARE
- THREE ROOMS AVAILABLE
- CLOSE TO THE UNI
- BILLS EXCLUDED
- WIFI INCLUDED
- ONE ROOM LEFT FEB 2025

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

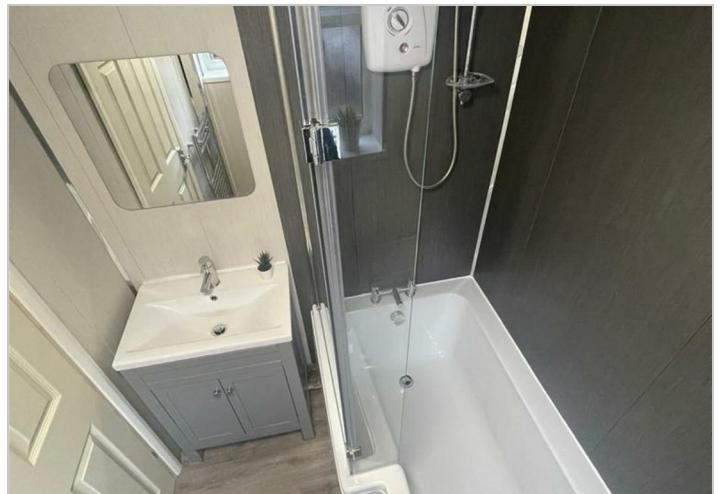


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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