



10 Gifford Street  
Middlesbrough  
North Yorkshire  
TS5 6BP

Offers in Excess of £105,000

bettermove

# Gifford Street

## Middlesbrough

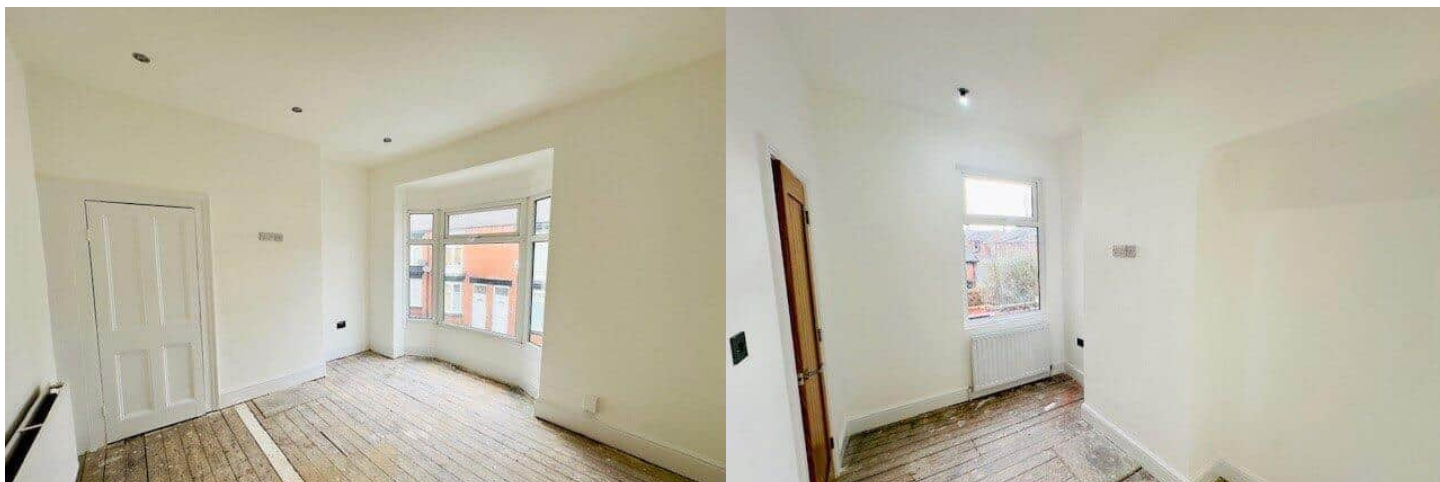
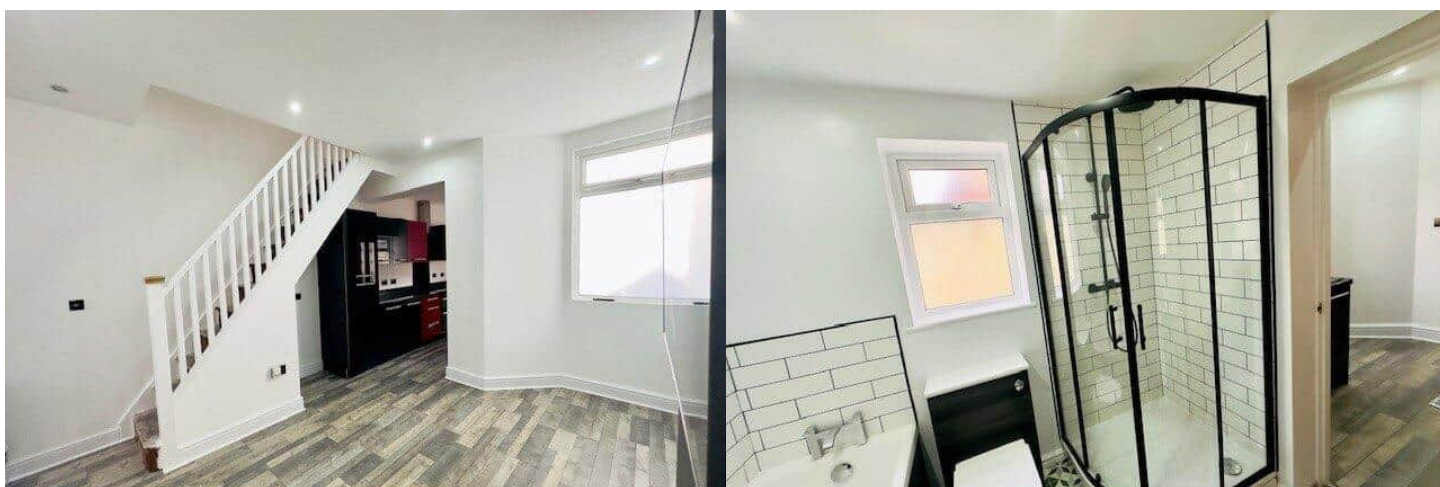
Bettermove are proud to present this recently refurbished 3 bedroom Terraced House in Middlesbrough available with no forward chain. The property benefits from being fully damp proofed, rewired throughout and general improvement throughout making it an ideal purchase for an investor.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

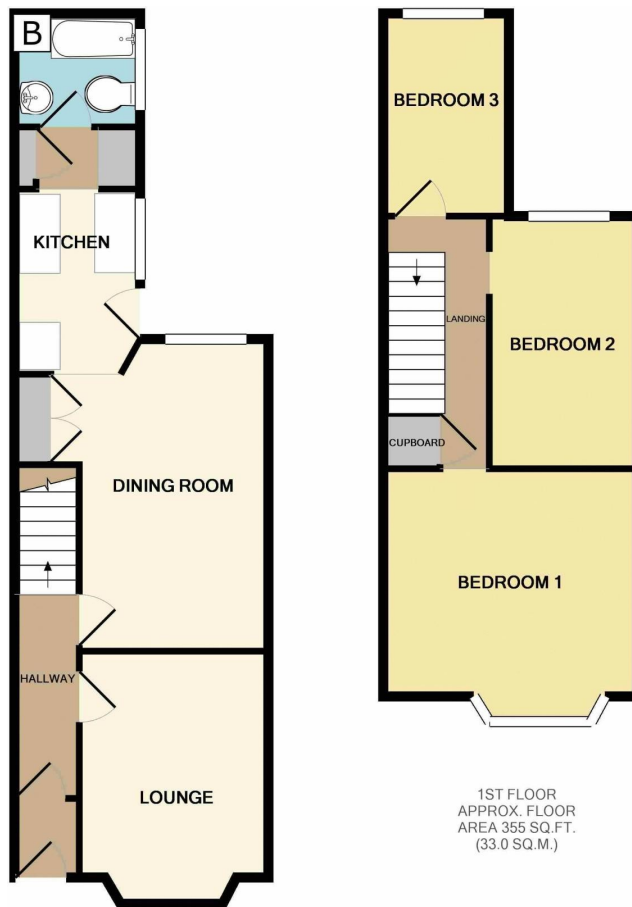
The interior of this d property comprises a spacious living room, dining room, the fitted kitchen and the family bathroom on the ground floor. The first floor consists of three bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area of Middlesbrough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Middlesbrough Train Station, the A19 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





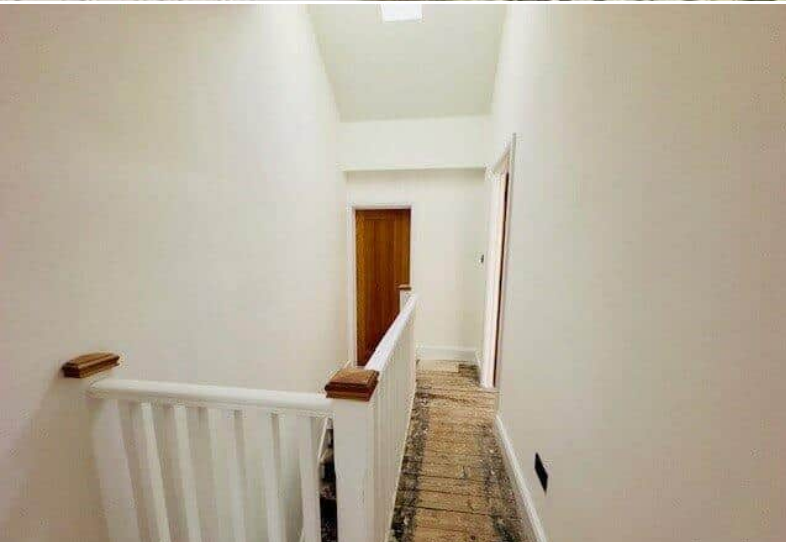


GROUND FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 781 SQ.FT. (72.6 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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