

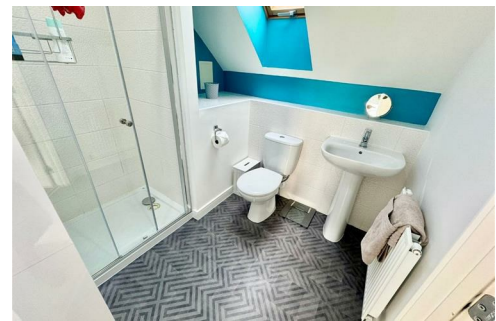


SMITH & FRIENDS are delighted to offer to the market this beautifully presented three bedroom semi detached property situated on the Stainsby Hall Park Development in Acklam and constructed by Bellway Homes. The deceptively spacious living accommodation briefly comprises entrance hall, pleasant lounge/diner, stunning fully equipped kitchen with a range of modern units with access to the garden and a downstairs WC. To the first floor landing are two bedrooms and a modern family bathroom fitted with a three piece suite. To the second floor landing gives access to the generous master bedroom with access to the ensuite shower room and a useful dressing room. Externally the property provides parking for two cars and a single detached garage. To the rear of the property is a generous size garden which is mainly laid to lawn with a decked seating area. Viewings come highly recommended to fully appreciate.

**Holt Close, Middlesbrough, TS5 8FG**  
**3 Bed - House - Semi-Detached**  
**£200,000**  
**EPC Rating: B**  
**Council Tax Band: C**  
**Tenure: Freehold**

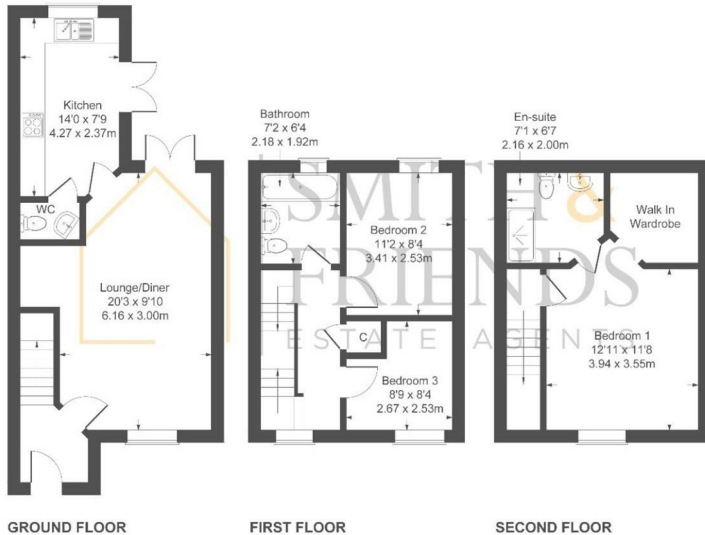


# Holt Close, Middlesbrough, TS5 8FG



## Holt Close

Approximate Gross Internal Area  
1023 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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