

# HARWOOD

THE ESTATE AGENT

01952 881010

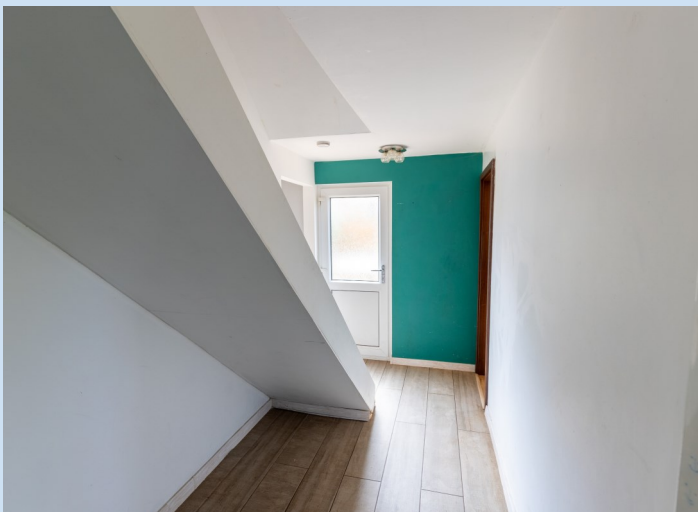
66 Smallwood, Sutton Hill TF7 4HN



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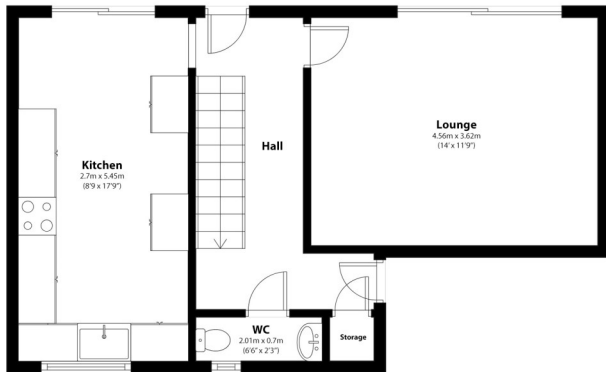
This three bedroom property is being offered to landlords only with a tenant in situ paying £795pcm. The accommodation includes entrance hallway with W.C., storage cupboard, spacious lounge with sliding doors out to the rear garden and a good sized kitchen/diner. The first floor features three bedrooms, a family bathroom and separate W.C. plus a useful storage cupboard. Externally there is a sunny garden to the rear with brick storage shed, and communal parking is nearby. Local schooling and amenities are within easy reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

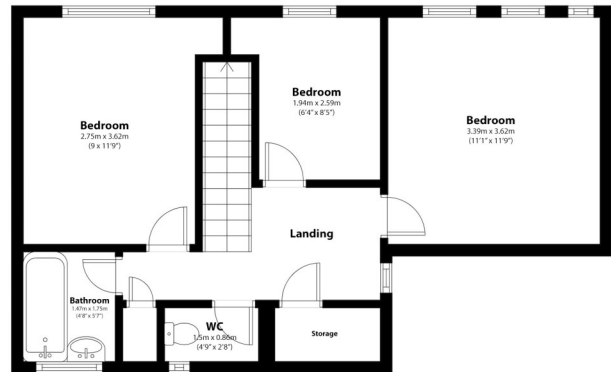




**Ground Floor**  
Approx. 42.1 sq. metres (453.2 sq. feet)



**First Floor**  
Approx. 42.1 sq. metres (453.2 sq. feet)



**Total area**  
Approx. 84.2 sq. metres (906.4 sq. feet)

**Tenure** Freehold **Council tax** A

**Fixtures & Fittings** Where specifically mentioned in these sales particulars are included in the sale price.

**N.B** Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 7th August 2024