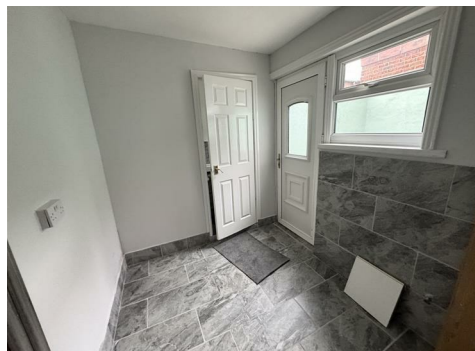




A deceptively spacious and recently modernised TWO bedroom terraced property offered to the market for rent on an UNFURNISHED basis and AVAILABLE IMMEDIATELY. The home benefits from gas central heating and uPVC double glazing, whilst in brief the layout comprises: entrance hall giving access to the lounge, dining kitchen, utility and useful downstairs shower room. To the first floor are two bedrooms and a modern white and chrome family bathroom. Externally to the front is a small palisade and to the rear an enclosed yard with gated access.

UNFURNISHED/NO SMOKERS/SOME PETS CONSIDERED

REQUIRED EARNINGS: Tenants £20,400pa; Guarantor, if required £24,480pa
(Application is subject to a Holding Fee - please refer to our website for further details)

Lister Street, Hartlepool, TS24 7QE

2 Bed - House - Terraced

£680 Per Calendar Month

EPC Rating:

Council Tax Band: A

Tenure: Freehold



Lister Street, Hartlepool, TS24 7QE



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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