



\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are pleased to bring to the market a three bedroom end terraced house, located within Yarm.

The property consists of entrance porchway, leading to a large lounge and kitchen. From the kitchen there is a utility room. First floor comprises of 3 bedrooms, family bathroom with separate toilet.

Externally the property hosts a large rear garden leading to a long driveway and small grassed lawn to the front of the property.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, subject to pet rent

REQUIRED EARNINGS: Tenants £21,750pa; Guarantor, if required £26,100pa

RENT £725 PCM

BOND £836

(Application is subject to a Holding Fee - please refer to our website for further details)

**Challoner Road, Yarm, TS15 9DP**

**3 Bedroom - House - End Terrace**

**£725 Per Calendar Month**

**EPC Rating: E**

**TENURE:**

**COUNCIL TAX BAND: A**



# Challoner Road, Yarm, TS15 9DP



## GROUND FLOOR

Entrance Porch

Lounge

Kitchen

Utility Room

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Toilet

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 and conveyancing 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			73
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

