



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are Delighted to Market this Three-Bedroom Semi-Detached House with Driveway to the Front for Two cars and Enclosed Rear Garden with Patio Area.

The Property is Located in the Popular Roundhill Area of Ingleby Barwick close to local shops, schools and bus routes. The Accommodation Briefly Comprises: Entrance Hall, Downstairs Cloakroom/ WC, Lounge, Fitted Kitchen/ Dining Room. The First Floor Provides Landing, Leading to Three Bedrooms and Bathroom/WC.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms & Conditions.

REQUIRED EARNINGS: Tenants £23,550pa; Guarantor, if required £28,260pa

RENT £785 PCM

BOND £905

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

Vaynor Drive, Ingleby Barwick, TS17 5EJ

3 Bedroom - House - Semi-Detached

£785 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: C



Vaynor Drive, Ingleby Barwick, TS17 5EJ



GROUND FLOOR

Entrance Hall

Lounge
16'4 x 11'6 (4.98m x 3.51m)

Kitchen/Diner
14'10 x 8'6 (4.52m x 2.59m)

Downstairs Cloakroom/WC

FIRST FLOOR

Landing

Bedroom One
13'10 x 8'4 (4.22m x 2.54m)

Bedroom Two
8'4 x 9'6 (2.54m x 2.90m)

Bedroom Three
7'10 x 6'4 (2.39m x 1.93m)

Bathroom
6'4 x 6'2 (1.93m x 1.89m)

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			85
(81-91) B			
(69-80) C		67	
(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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