



\*\*\* AVAILABLE AUGUST \*\*\*

SMITH & FRIENDS are Pleased to Bring to the Market this Three Bedroom Detached Property Located in the Popular Roundhill Area of Ingleby Barwick. The Property Benefits from Gas Central Heating, Double Glazing and a Security Alarm.

The Accommodation Briefly Comprises of; Entrance Hall, Lounge/Dining Room, Fitted Kitchen with Utility Room and Downstairs WC, Conservatory, Three Bedrooms, Master with En-Suite and Fitted Wardrobes, Second Bedroom also Fitted with Wardrobes, Large Family Bathroom with White Suite.

Externally there is a Block Paved Driveway leading to a Single Integral Garage and Lawned Front Garden, to the Rear there is a Private Garden.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.  
REQUIRED EARNINGS: Tenants £ 27,750pa; Guarantor, if required £33,300pa  
RENT £925 PCM  
BOND £1,067  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Cradoc Grove, TS17 5EE**  
**3 Bedroom - House - Detached**  
**£925 PCM**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND: D**



# Cradoc Grove, TS17 5EE



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			
(69-80) C		69	76
(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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