



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to offer to the rental market this spacious four bedroom detached family home with a conservatory extension offering further ground floor accommodation. Located just off 'Marchlyn Crescent' within the Round Hill area of Ingleby Barwick.

The layout comprises entrance hallway, lounge and separate dining room. Conservatory extension from the dining room with French doors to rear garden. The kitchen is complimented by a utility room. To the first floor are four generous sized bedrooms, master with en suite facilities and separate family bathroom.

Externally a driveway for off-street parking and front garden. To the rear is an enclosed garden which is mainly laid to lawn with paved patio area.

Early viewing is highly recommended, via Ingleby Barwick Office.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, subject to pet rent
REQUIRED EARNINGS:

Tenants £36,000pa; Guarantor, if required £43,200pa
RENT £1,200
BOND £1,384

Garmon Close, Ingleby Barwick, TS17 5DT

4 Bedroom - House - Detached

£1,200 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: D



Garmon Close, Ingleby Barwick, TS17 5DT



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			
(55-68) D		68	80
(39-54) E			
(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

