



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to bring to the market this Stunning & Modern four bedroom, detached house, located in the popular area of Sober Hall, Ingleby Barwick.

The property comprises of entrance hall, lounge, leading to second lounge/dining room, conservatory, and a modern kitchen. The first floor comprises of two double bedrooms, one smaller bedroom and a stunning family bathroom, with the master bedroom and en-suite.

Externally the property has a lovely landscaped easily maintained rear garden, with the advantage of plenty of parking on the property driveway and a single garage.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
 REQUIRED EARNINGS: Tenants £39,750pa; Guarantor, if required £47,700pa
 RENT £1,300 pcm
 BOND £1,500

Bonnyrigg Close, Ingleby Barwick, TS17 0PG

4 Bedroom - House - Detached

£1,300 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: E



Bonnyrigg Close, Ingleby Barwick, TS17 0PG



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		80
(81-91) B		
(69-80) C		59
(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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