



Cades Grove, Ingleby Barwick, TS17 5FN
3 Bed - House - End Terrace
£995 Per Calendar Month

Council Tax Band: C
EPC Rating: B
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Cades Grove, Ingleby Barwick, TS17 5FN

*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS ESTATE AGENTS are pleased to bring to the market this stunning Three Story End Terraced Townhouse located in the popular area of The Rings, Ingleby Barwick, close to local amenities. Constructed by Persimmon Homes to The Popular ‘Souter’ Designs.

The property comprises of; Entrance/Porch, leading into the Lounge, providing Cloakroom Storage Cupboard, Downstairs WC, and a good size Open-Plan Kitchen / Diner looking out to the rear garden. Leading to the First Floor, we have Two Double Bedrooms located at the Front and Rear of the property, separated by a stunning Family Bathroom. The second floor hosts the Master Bedroom with modern En-Suite Bathroom.

Externally the property has two parking spaces to the front of the property and to the rear of the property, a South East Facing Rear Garden which is easily maintained.

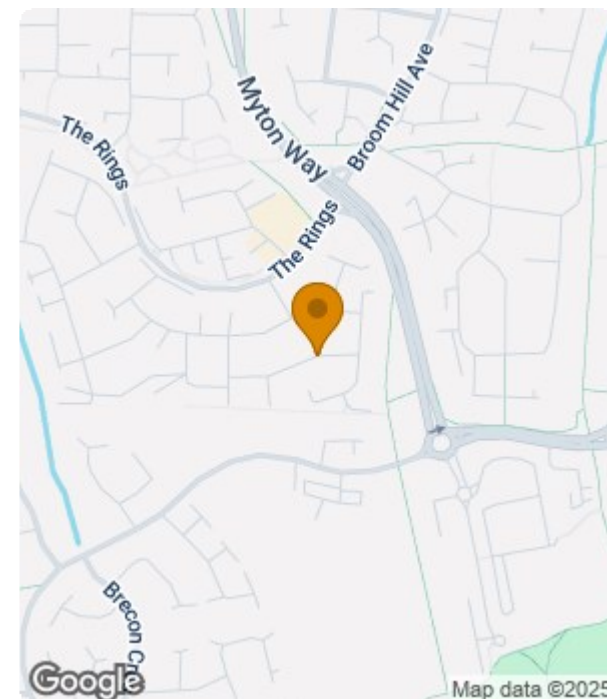
For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
REQUIRED EARNINGS: Tenants £29,850pa; Guarantor, if required £35,820pa
RENT £995 PCM
BOND £1,148
(Application is subject to a Holding Fee - please refer to our website for further details)

- Hallway/ Entrance Porch**
3'7" x 5'4" (1.1m x 1.65m)
- Lounge**
11'9" x 14'7" (3.59m x 4.46m)
- Downstairs Cloakroom Cupboard**
2'11" x 3'3" (0.9m x 1m)
- Downstairs WC**
3'7" x 3'8" (1.1m x 1.13m)
- Kitchen/Diner**
11'9" x 8'6" (3.59m x 2.6m)
- Bedroom 1**
11'9" x 10'3" (3.59m x 3.14m)

- Family Bathroom**
5'6" x 7'10" (1.7m x 2.4m)
- Bedroom 2**
11'9" x 8'10" (3.59m x 2.7m)
- Master Bedroom (3)**
8'3" x 16'6" (2.54m x 5.05m)
- En-suite**
10'11" x 5'6" (3.35m x 1.7m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(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 	

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.

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

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