



AVAILABLE JUNE

SMITH & FRIENDS are pleased to market this superb Two Bedroom Semi Detached house which is pleasantly situated in the ever-popular Beckfields area of Ingleby Barwick with local amenities close by.

The property benefits from gas central heating and double glazing and the accommodation briefly comprises of Entrance Porch, Lounge, fitted Breakfast/Kitchen. Two Bedrooms and re-fitted family Bathroom/wc to the first floor. Externally the property enjoys gardens to front and rear with driveway leading to 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 pet rent
 REQUIRED EARNINGS: Tenants £22,500pa; Guarantor, if required £27,500pa
 RENT £750
 BOND £865

Florence Court, Ingleby Barwick, TS17 0YJ

2 Bedroom - House - Semi-Detached

£750 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: B



Florence Court, Ingleby Barwick, TS17 0YJ



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		
(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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