



**Glyder Court, Ingleby Barwick, TS17 5ET**  
**4 Bed - House - Detached**  
**£1,350 Per Calendar Month**

**Council Tax Band: D**  
**EPC Rating: D**  
**Tenure:**



**SMITH &  
FRIENDS**  
ESTATE AGENTS







# Glyder Court, TS17 5ET

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

NEW TO THE MARKET, with Smith & Friends Estate Agents, this four bedroom detached house in the sought after Roundhill area of Ingleby Barwick. Located within a quiet Cul-de-sac on a larger than normal corner plot.

The property briefly comprises of; Entrance Hall, Downstairs WC, Living Room Leading to a Separate Dining Room, Kitchen/Diner, with a Conservatory to the Rear of the Property.

The first floor provides a Landing, with Four Bedrooms, 'Master' with Built-In Wardrobes and En-Suite Shower Room, and a Family Bathroom.

External, the property is situated on a good sized corner plot, with lawn gardens to the front and rear, and a double width driveway to the front with integral driveway.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £39,750pa; Guarantor, if required £47,700pa

RENT £1,325 PCM

BOND £1,557

(Application is subject to a Holding Fee - please refer to our website for further details)







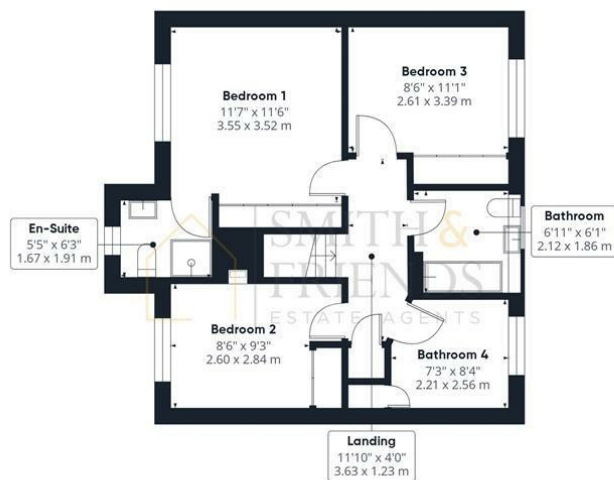








Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**

1335 ft<sup>2</sup>  
124.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

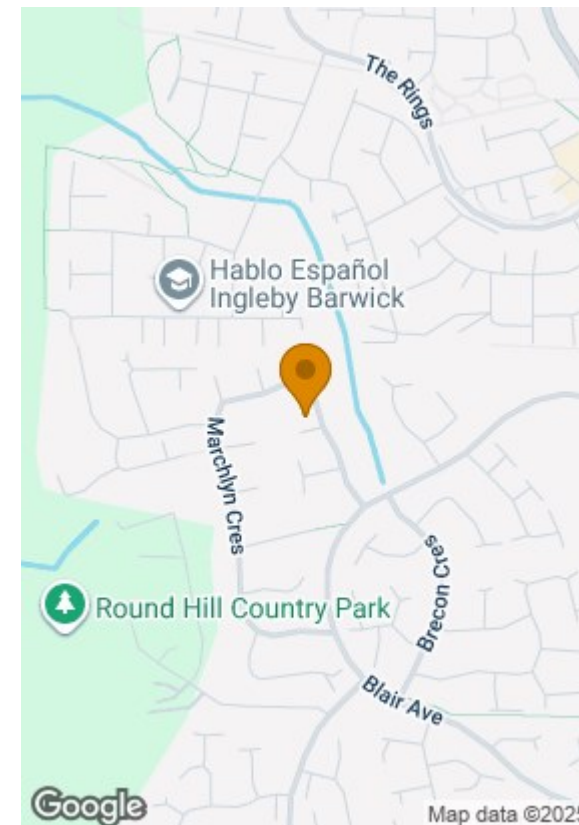
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

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.

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