



*** AVAILABLE OCTOBER ***

SMITH & FRIENDS ESTATE AGENTS are Pleased to Bring to the Market this Well Presented Four Bedroom Detached House, Located within the Popular Area of 'The Rings', Ingleby Barwick.

The Property Briefly Comprises of: Entrance Hallway, Lounge Downstairs Cloakroom/WC, Leading to an Open Plan Kitchen/Diner, with Sliding Patio Doors into a Conservatory.

The First Floor Provides Spacious Landing, Master Bedroom with En-Suite, Three Further Bedrooms and Family Bathroom. Externally has a Double Driveway, Single Garage, Small Grassed Lawn, the Rear of the Property has a Lovely Enclosed Rear Garden.

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

UNFURNISHED or PART FURNISHED / NO SMOKERS / NO PETS.
 REQUIRED EARNINGS: Tenants £40,500pa; Guarantor, if required £48,000pa
 RENT £1,350
 BOND £1,557
 (Application is subject to a Holding Fee - please refer to our website for further details)

Apsley Way, Ingleby Barwick, TS17 5GB

4 Bedroom - House - Detached

£1,350 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: D



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GROUND FLOOR

- Entrance Hallway
- Downstairs Cloakroom/WC

- Lounge
10'9" x 16'4" (3.30m x 5m)
- Kitchen/Dining Room
23'0" x 16'2" (7.03m x 4.95m)

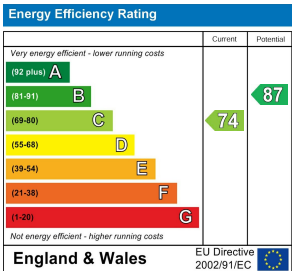
- Conservatory

FIRST FLOOR

- Landing
- Master Bedroom
15'1" x 10'9" (4.62m x 3.30m)
- En-Suite
- Bedroom 2
11'1" x 8'5" (3.40m x 2.59m)
- Bedroom 3
8'3" x 8'0" (2.54m x 2.44m)

- Bedroom 4
8'11" x 8'2" (2.74m x 2.51m)
- Family Bathroom

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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