



*** AVAILABLE OCTOBER ***

NEW TO THE MARKET with SMITH & FRIENDS this Two Bedroom Property, Located within the Popular Sober Hall Area of Ingleby Barwick. Located within Walking Distance of Local Shops, Excellent Schools and on a Excellent Network of Roads and Bus Services.

The Property briefly comprises: Entrance Hall, Lounge with French doors to rear garden, Fitted Kitchen, 2-bedroom, ref-fitted bathroom/WC with white suite, Gas central heating, UPVC double glazing, Fitted Wardrobes, Front Garden, Drive, Garage, Enclosed Rear Garden with Patio.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £23,250pa; Guarantor, if required £27,900pa

RENT £775

BOND £894

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

Keld Close, Ingleby Barwick, TS17 0PU

2 Bedroom - House - End Terrace

£775 Per Calendar Month

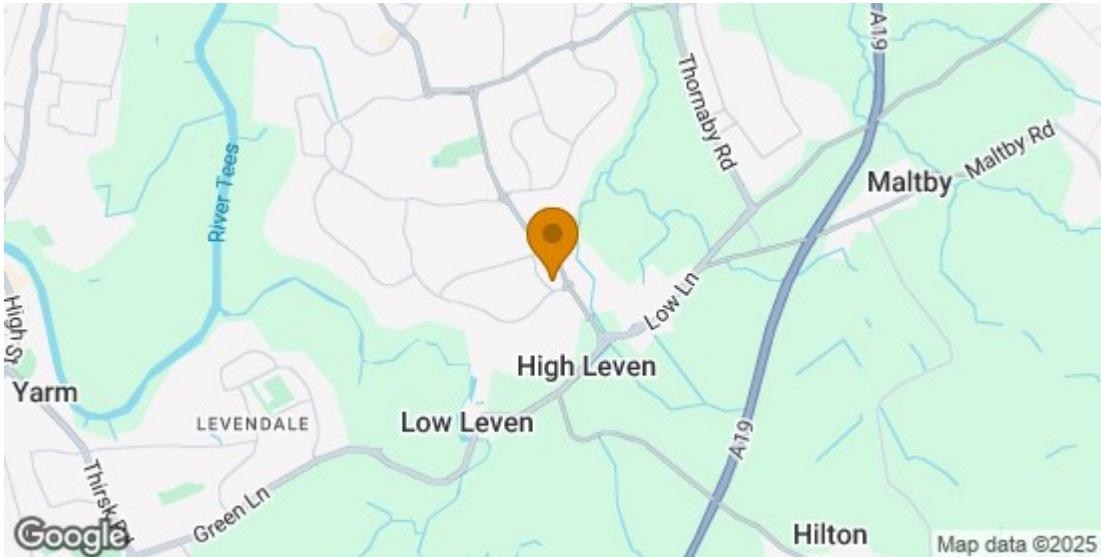
EPC Rating: D

TENURE:

COUNCIL TAX BAND: B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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

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