



*** AVAILABLE NOVEMBER ***

SMITH & FRIENDS are Pleased to Bring to the Market this Well presented Three Bedroom Mid-Terraced Townhouse, Located within the Popular area of 'The Rings' in Ingleby Barwick.

The Property Consists of: Entrance Hallway, Living Room, Modern Kitchen/Diner and a Small Downstairs Toilet.
The First Floor there are Two Good sized Double Bedrooms both with Built in Wardrobes. and a Modern Family Bathroom.
The Second Floor Provides a Master Bedroom Complete with En-Suite Shower Room.

Externally there is a Good Sized Low Maintenance Garden to the Rear & Double Driveway to the Front.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms & Conditions.

REQUIRED EARNINGS: Tenants £29,250pa; Guarantor, if required £35,100pa

RENT £975PCM

BOND £1,125

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

Holme Rose Way, Ingleby Barwick, TS17 5FX

3 Bedroom - House - Mid Terrace

£975 Per Calendar Month

EPC Rating: B

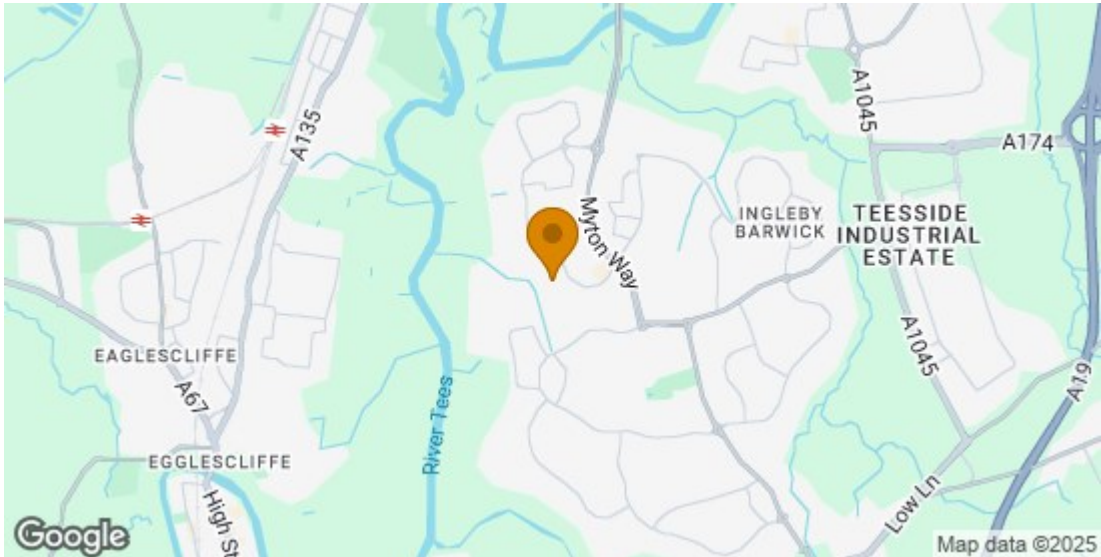
TENURE:

COUNCIL TAX BAND: C



**SMITH &
FRIENDS**
ESTATE AGENTS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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

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