



AVAILABLE DECEMBER

SMITH & FRIENDS are pleased to bring to the market this, Superb Three Bedroom Detached House, located within the popular area of Roundhill, Ingleby Barwick.

The Property Comprises of Entrance Hall, Lounge/Dining Room, Fitted Kitchen with Breakfast Bar, Utility Room, Downstairs Cloakroom/WC. The First Floor comprises of Three bedrooms, En-Suite Shower Room/WC, Refitted Family Bathroom/WC.

Externally the Property Provides Double Driveway, Single Garage, and Enclosed Rear Garden with Paved Patio.

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 £28,500pa; Guarantor, if required £34,200pa

RENT £950

BOND £1,096

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

Pembroke Drive, Ingleby Barwick, TS17 5BB

3 Bedroom - House - Detached

£950 Per Calendar Month

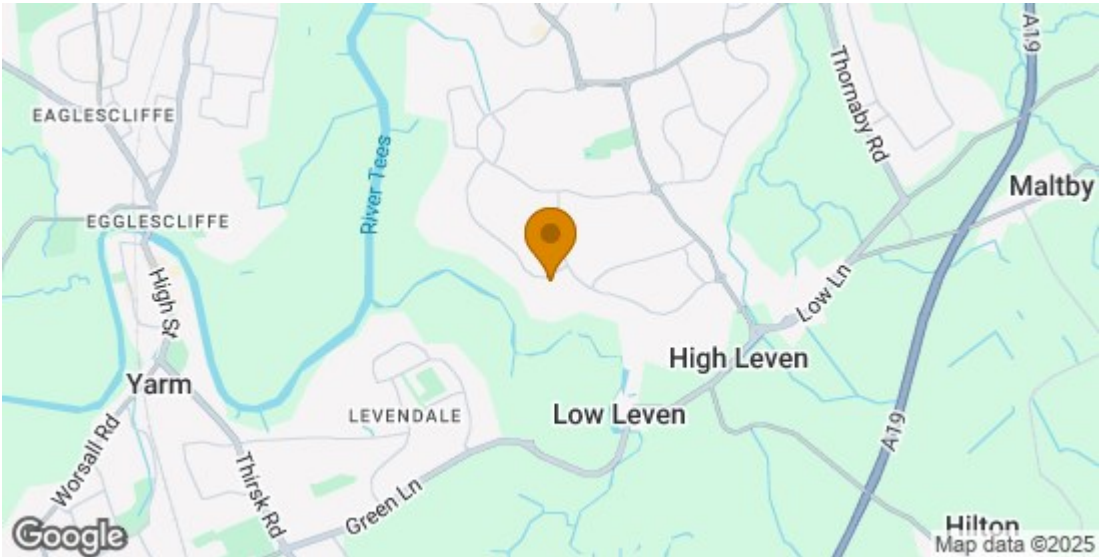
EPC Rating: D

TENURE:

COUNCIL TAX BAND: D



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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

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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