



SMITH AND FRIENDS offer for RENT this three bedroom semi detached family home which is available immediately to rent and situation on the ever so popular Coulby Newham estate. The living accommodation briefly comprises; entrance hall, lounge, open plan kitchen diner and a downstairs WC. To the first floor are three bedrooms and a three piece bathroom suite. Externally there is off street parking and gardens to the front and rear and an integral garage.

PETS CONSIDERED  
No Smokers

Energy Rating D

COUNCIL TAX BAND B  
DEPOSIT £865

Tenant required earnings - £22,800, If required, Guarantor earnings - £27,360

PLEASE NOTE THAT ALL APPLICATIONS ARE SUBJECT TO A £50 HOLDING FEE

**Swallowfields, Middlesbrough, TS8 0UH**

**3 Bedroom - House - Semi-Detached**

**£750 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: B**





# Swallowfields, Middlesbrough, TS8 0UH



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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