



SMITH & FRIENDS are delighted to offer to rent this THREE bedroom terraced property which is available immediately on a unfinished basis. The property has undergone full decorating and new carpets throughout. The spacious living accommodation briefly comprises; entrance hallway, a good size reception rooms and a fitted kitchen. To the first floor landing are three bedrooms and a bathroom/WC fitted with a three piece suite. Externally to the rear of the property is an enclosed garden.

No Smokers  
 Professionals Only  
 Pets Considered

Bond- £686

Required earnings for tenant - £18,000 or £21,600 for guarantor if required  
 (Application is subject to a Holding Fee - please refer to our website for further details)

Energy Rating C  
 Council Tax Band A

**Myrddin Baker Road, Middlesbrough,  
 TS6 9SU**

**3 Bedroom - House - End Terrace**

**£595 Per Calendar Month**

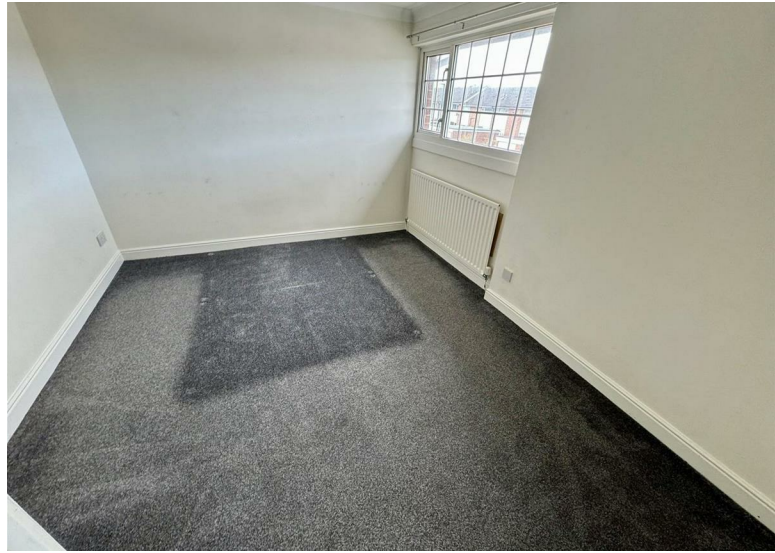
**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**



# Myrddin Baker Road, Middlesbrough, TS6 9SU



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                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (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 |           |

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