



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

Energy Rating D

COUNCIL TAX BAND A  
DEPOSIT £726

Tenant required earnings £19,200 - , If required, Guarantor earnings - £23,040

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

**Wembley Street, Middlesbrough, TS1 4HS**

**2 Bedroom - House - Mid Terrace**

**£630 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: A**





# Wembley Street, Middlesbrough, TS1 4HS



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			84
(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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