

SMITH & FRIENDS are delighted to offer TO LET this generously proportioned three bed semi detached. Positioned at the head of this Nunthorpe Cul-de-sac, close to well regarded schools and local amenities. Well presented throughout an set on favourable corner plot viewing is strongly recommended. The accommodation comprises of: Entrance hall, lounge, dining area, breakfast kitchen, three good sized bedrooms and family bathroom. Externally - Enclosed gardens to rear and side, double driveway to front with single garage.

Professionals Only  
Pets Considered  
No Smokers

Council Tax Band C  
Energy Rating D

BOND £1153

Tenant required earnings - £30,000, If required, Guarantor earnings - £36,000  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Ripon Road, Nunthorpe, TS7 0HX**  
**3 Bedroom - House - Semi-Detached**  
**£1,000 Per Calendar Month**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND:**



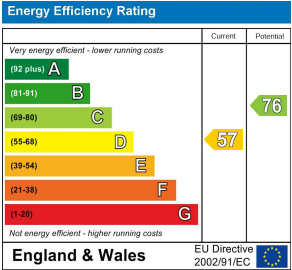


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- Bedroom
- Bedroom
- Bedroom
- Kitchen

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.



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