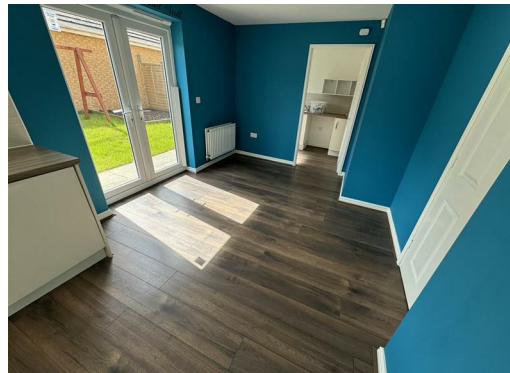
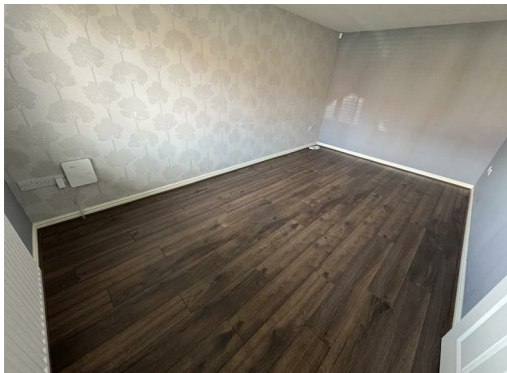




Smith and Friends are delighted to offer to rent this generous four bedroom detached property to rent on an unfurnished basis. The living accommodation comprises; entrance hall, lounge, downstairs WC, open plan kitchen/diner with access to the garden and a useful utility room. To the first floor are four well proportioned bedrooms (the master with an en suite shower room) and a family bathroom/WC. Externally to the front is parking for one car leading to the garage and to the rear is a good size garden which is mainly laid to lawn with a decked seating area. Early viewing recommended.

No pets  
No smokers

Available from end of August.

BOND -£1269

Energy Rating B  
Council Tax D

Required earnings; tenant £33,000 guarantor if needed; £39,600  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Kingsbridge Crescent, Middlesbrough, TS5 4GE**

**4 Bedroom - House - Detached**

**£1,100 Per Calendar Month**

**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: D**



Kingsbridge Crescent, Middlesbrough, TS5 4GE



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                                 |         | 94        |
| (81-91) B                                   | 84      |           |
| (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                     |         |           |

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

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