



AVAILABLE FROM MID OCTOBER 2025 Smith & Friends offer to the market to rent this immaculate three bedroom semi detached property which is conveniently located close to local shops and main commuter routes. Briefly comprising of:- entrance hallway, lounge, dining room and kitchen. To the first floor are three good sized bedrooms and modern family bathroom. The property also benefits from uPVC double glazing, gas CH, garage, gardens to front and rear and parking.

SPECIFICATIONS: UNFURNISHED, NO PETS, NO SMOKERS AND PROFESSIONALS ONLY

FREEHOLD  
Council Tax Band C  
Energy Rating C

Tenant required earnings £30,000, Guarantor required earnings £36,000

**Gypsy Lane, Middlesbrough, TS7 8NF**  
**3 Bedroom - House - Semi-Detached**  
**£995 PCM**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND: C**

 **SMITH & FRIENDS**  
ESTATE AGENTS



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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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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