



Smith & Friends are delighted to offer for let on an unfurnished status, this deceptively spacious 3 bedroomed end terraced property comes with viewing recommended, positioned within this popular area of Ormesby, close to local amenities and main commutes routes, Briefly comprising of: entrance hall, down stairs toilet, lounge, dining room and kitchen. To the first floor there are 3 bedrooms and family bathroom. Externally enclosed gardens to front and rear.

EPC Rating D  
Council Tax Band A

DEPOSIT £836

Tenant required earnings - £22,200 If required, Guarantor earnings - £26,640

(Application is subject to a Holding Fee - please refer to our website for further details)

**Bamburgh Drive, Middlesbrough, TS7 9LR**

**3 Bedroom - House - Terraced**

**£725 Per Calendar Month**

**EPC Rating: D**

**TENURE:**

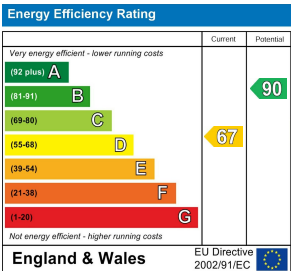
**COUNCIL TAX BAND: A**



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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.



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