



SMITH & FRIENDS are delighted to offer to the market TO LET this well presented one bedroom third floor flat located in Linthorpe and within easy reach close to local amenities. The spacious accommodation briefly comprises; hallway, open plan living room and fitted kitchen, double bedroom and bathroom/WC. Externally there is also a shared garden and communal parking.

NO PETS

Energy Rating C  
Council Tax Band A

BOND - £634

Tenant required earnings - £16,800, If required, Guarantor earnings - £20,160  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Harrow Court, Middlesbrough, TS5 5NY**

**1 Bedroom - Flat**

**£550 PCM**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: A**





Harrow Court, Middlesbrough, TS5 5NY



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 76        |
| (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 |           |

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

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