



OFFERED FOR LET ON AN UNFURNISHED BASIS

Smith and Friends are pleased to offer for LET this immaculate THREE bedroom semi-detached home in a well desired area of Coulby Newham. Comprising of Dining room, leading through to a spacious lounge with flows through to the conservatory. , a newly modernised kitchen with integrated appliances. To the first floor three well proportioned bedrooms (master with en suite) and family bathroom. Externally, the property overlooks a scenic view of the woodlands, has ample parking and a beautiful rear laid to lawn garden.

UNFURNISHED/NO SMOKERS OR PETS

Energy Rating C
Council Tax C

BOND £1153

REQUIRED EARNINGS: Tenants £30,000pa; Guarantor, if required £36,000pa
(Application is subject to a Holding Fee - please refer to our website for further details)

Applegarth, Middlesbrough, TS8 0UY

3 Bedroom - House - Semi-Detached

£1,000 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: C

Applegarth, Middlesbrough, TS8 0UY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	73
(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

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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

 **SMITH & FRIENDS**
ESTATE AGENTS