

Melford Grove, Ingleby Barwick, TS17 0YF
3 Bed - House - Semi-Detached
£925 Per Calendar Month

Council Tax Band: C
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS









Melford Grove, TS17 0YF

*** AVAILABLE IMMEDIATELY ***

Situated in the popular Beckfields area of Ingleby Barwick, this well-presented three-bedroom semi-detached property is available for immediate let and offers spacious, practical accommodation, ideal for families, couples or professional tenants.

The property briefly comprises an entrance porch leading into a spacious lounge featuring an electric fireplace, creating a welcoming living space. To the rear, the kitchen diner provides a practical area for cooking and dining, with sliding patio doors opening directly onto the rear garden.

To the first floor, there are two generous double bedrooms, both benefiting from fitted wardrobes, alongside a further single bedroom and a family bathroom fitted with a white three-piece suite.

Externally, the property benefits from a driveway providing off-street parking and a single garage. The low-maintenance rear garden features a patio seating area and a gravelled section, ideal for enjoying outdoor space with minimal upkeep.

Conveniently located close to local schools, shops and everyday amenities, the property also benefits from the established residential setting of Beckfields, making it an excellent choice for tenants seeking comfortable accommodation in a popular Ingleby Barwick location.

Available for immediate occupation – early viewing is highly recommended.

UNFURNISHED
REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa
RENT £925 PCM
BOND £1,067







Entrance Porch
4'1" x 3'3" (1.25m x 1.00m)

Lounge
15'7 x 13'11 (4.75m x 4.24m)

Kitchen
9'10 x 8'1 (3.00m x 2.46m)

Dining Area
9'10 x 7'5 (3.00m x 2.26m)

Bedroom 1
11'1 x 8'9 (3.38m x 2.67m)

Bedroom 2
11'4 x 8'5 (3.45m x 2.57m)

Bedroom 3
7'10 x 6'7 (2.39m x 2.01m)

Bathroom
7'1 x 6'10 (2.16m x 2.08m)

Garage
8'7" x 16'8" (2.63m x 5.09m)







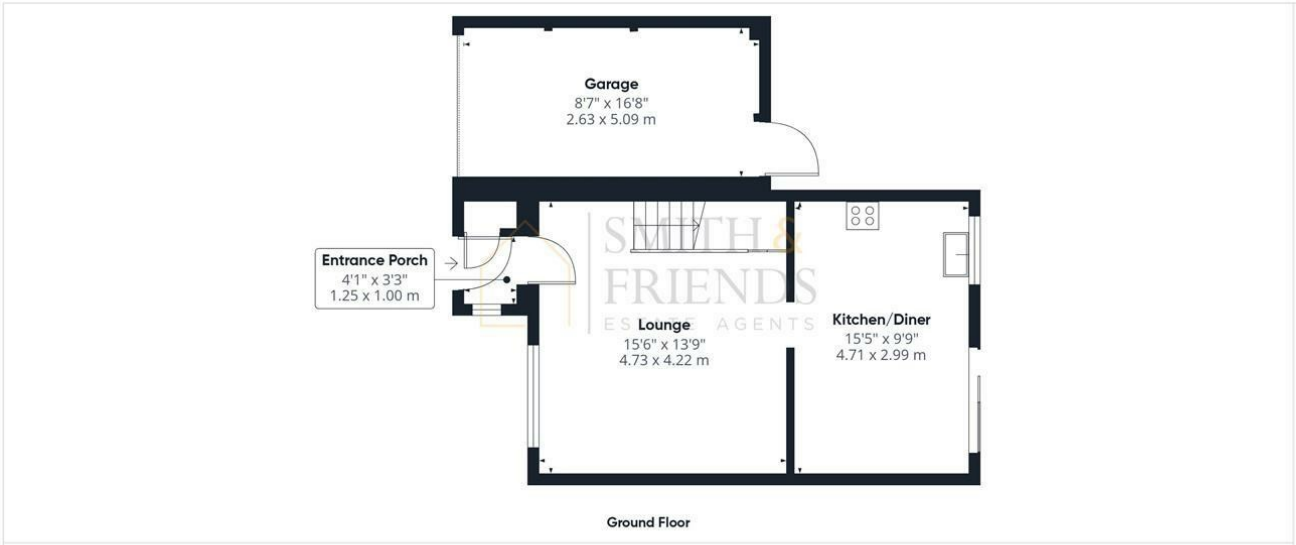


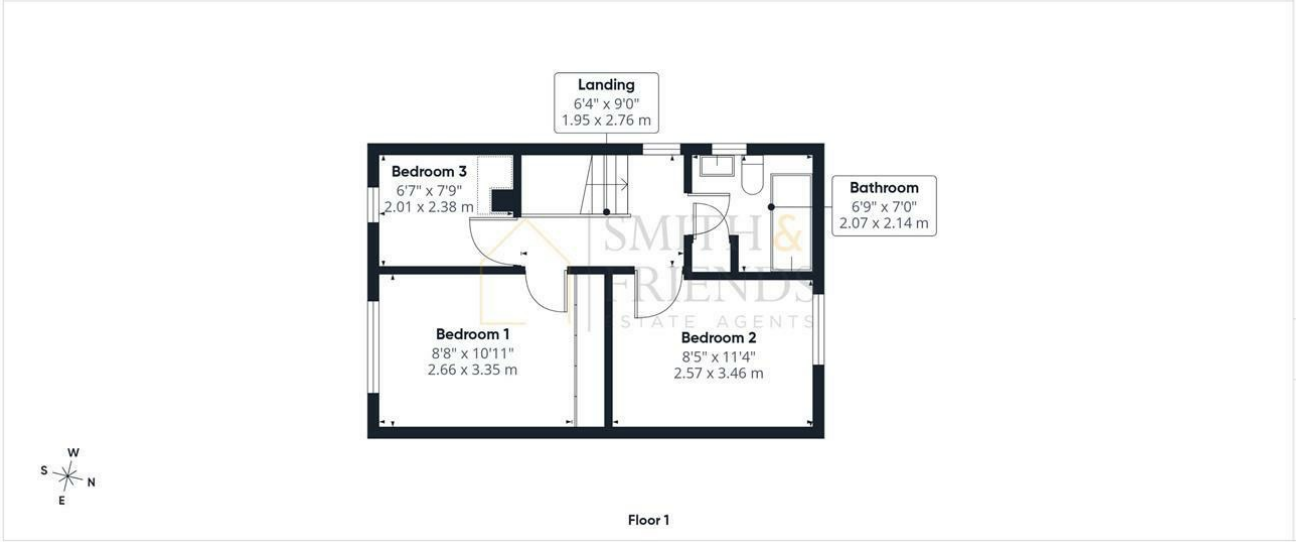












Approximate total area(1)

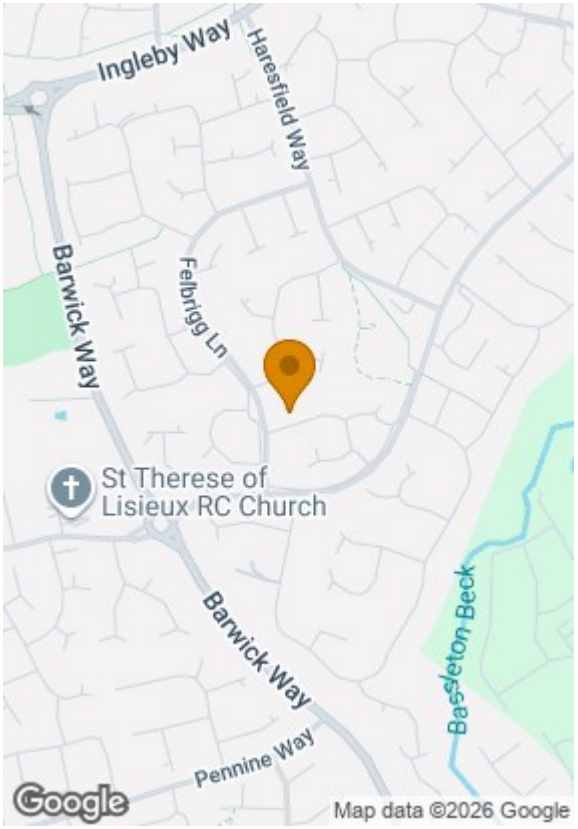
875 ft²

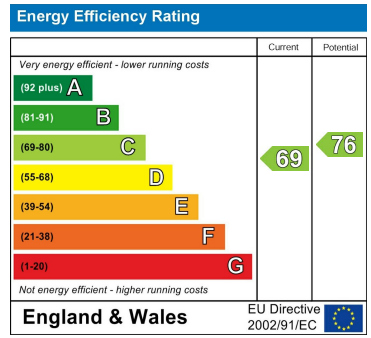
81.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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