

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## 9 GLADSTONE STREET, LOFTUS TS13 4HZ



**A BEAUTIFULLY PRESENTED, REFURBISHED & MODERNISED 2 BEDROOM MID-TERRACE HOUSE, JUST OFF NORTH STREET OUTSIDE THE TOWN CENTRE.**

**It offers: double & single bedrooms, modern bathroom, living room and dining kitchen.  
Yard to rear with store and WC.  
Gas central heating, double glazing, unfurnished.**

**RENT: £475.00 PCM**



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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property

**Services:** The property is connected to mains water, gas, electricity and drainage. There is gas central heating from a combi boiler.

**Council Tax Banding:** 'A' Redcar & Cleveland Council Tel 01642 774774.

**Terms:** All tenants will need to submit a referencing procedure for which there is a charge. Tenants will need to provide a bond for the property which equates to the monthly rent. Tenants will be responsible for all services and council tax in relation to the property.

**NB The photos are historic and may differ from the ones today.**

**NB The property is owned by the partners of Richardson and Smith**

**IMPORTANT NOTICE**

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the landlord(s). The particulars are a general outline only for the guidance of intending tenants and do not constitute an offer or contract. Any prospective tenants should satisfy themselves by inspection or otherwise as to their correctness.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	70
(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		

View all of our residential properties for sale on the internet website: [www.rightmove.co.uk](http://www.rightmove.co.uk)



Call us for a free appraisal of your property if you are considering selling



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