



Smith & friends are delighted to offer for RENT this well presented and recently improved four bedroom semi detached property situated within a popular Acklam cul-de-sac. The home is within easy reach to local well regarded schools and amenities. The spacious living accommodation briefly comprises; entrance vestibule, large living/dining space and fitted kitchen. To the first floor landing are four bedrooms (one with a retractable staircase to a fully boarded loft) and a bathroom/WC. Externally to the front is a driveway providing off street parking and to the rear is a fantastic garden which is laid to lawn with patio seating areas.

Energy Rating C
Council Tax Band C

DEPOSIT- £1442

Tenant required earnings -£37,800 If required, Guarantor earnings-£45,360
(Application is subject to a Holding Fee - please refer to our website for further details)

Gayton Sands, Middlesbrough, TS5 8TS

4 Bedroom - House - Semi-Detached

£1,250 Per Month

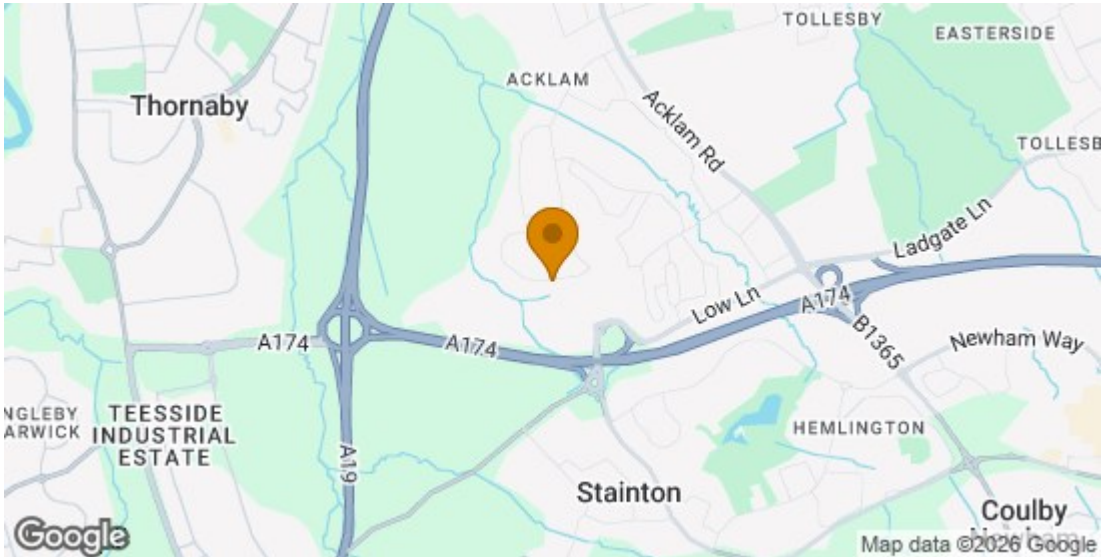
EPC Rating: C

TENURE:

COUNCIL TAX BAND: C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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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