



*** AVAILABLE IMMEDIATELY ***

This four bedroom 1960's detached family home, set back off Yarm Road, within the sought after area of Eaglescliffe.

The property is in the catchment area of highly regarded primary, secondary and private schooling and is also only a short stroll away from Eaglescliffe Railway Station and Preston Park and is therefore sure to appeal to families for its overall size, location and garden. The overall accommodation provides a versatile living space with well-proportioned rooms and briefly comprises; to the ground floor reception hall, cloakroom/WC, lounge, snug, dining room, kitchen breakfast room, and utility room. To the first floor there are four bedrooms and bathroom Externally the property offers a large garage and driveway to the front. At the rear are enclosed lawn gardens and paved terrace for sitting and enjoying outside entertaining. An early inspection is invited to avoid disappointment

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS CONSIDERD, Subject to Terms.
REQUIRED EARNINGS: Tenants £37,500pa; Guarantor, if required £45,000pa
Monthly Rent - £ 1,250 PCM
Bond - £1,442
SMITH & FRIENDS ARE ADVERTISING THIS PROPERTY ONLY

Yarm Road, Yarm, TS16 9BG
4 Bedroom - House - Detached
£1,250 Per Calendar Month
EPC Rating: E
TENURE:
COUNCIL TAX BAND: F

 **SMITH &
FRIENDS**
ESTATE AGENTS

Yarm Road, Yarm, TS16 9BG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(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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