



Smith & Friends Estate Agents in Middlesbrough are delighted to offer to rent this immaculately presented and recently refurbished two bedroom semi-detached bungalow, located in the ever popular area of Nunthorpe, this family home briefly comprises of: Entrance into hallway, lounge, kitchen, two bedrooms and family bathroom. Also benefits from uPVC double glazing throughout, gas central heating, off street parking and gardens to front and rear.

REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa
BOND £980

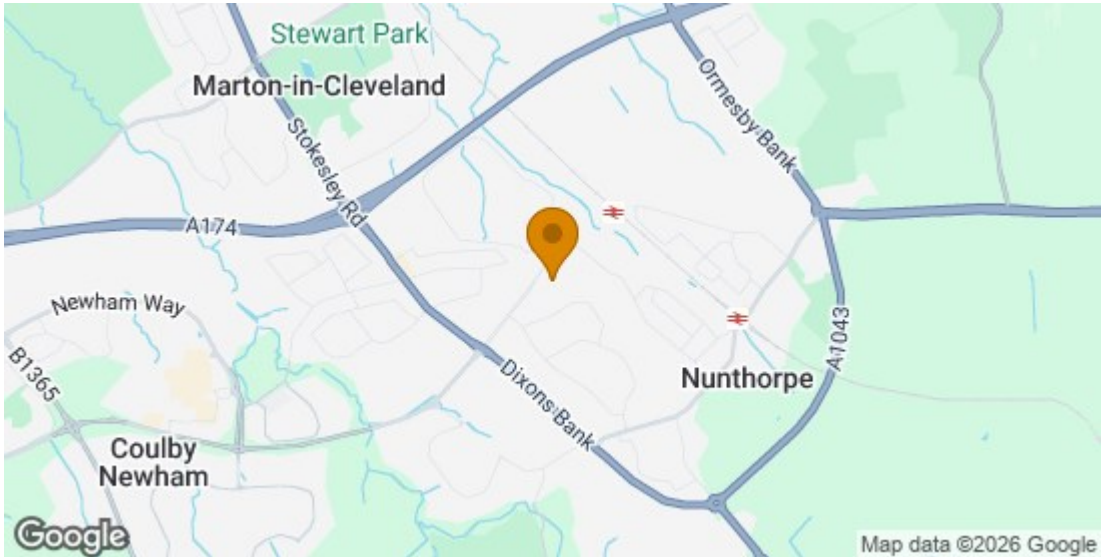
(Application is subject to a holding fee - please refer to our website for further details)

Energy Rating C
Council Tax Band B

Kennthorpe, Middlesbrough, TS7 0PS
2 Bedroom - Bungalow - Semi Detached
£850 PCM
EPC Rating: C
TENURE:
COUNCIL TAX BAND: B

 **SMITH & FRIENDS**
ESTATE AGENTS

Kennthorpe, Middlesbrough, TS7 0PS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		70
(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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