



**Burghley Drive, Ingleby Barwick, TS17 5GN**  
**3 Bed - House - Semi-Detached**  
**£875 Per Calendar Month**

**Council Tax Band: C**  
**EPC Rating: C**  
**Tenure:**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Burghley Drive, Ingleby Barwick, TS17 5GN

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are Pleased to bring to the Market this Newly Renovated Three Bedroom Semi-Detached Property, Located within the Popular area of Broomhill, Ingleby Barwick.

The property Comprises of an Entrance Hall, Lounge, Inner Hall, Cloakroom/WC and with a Modern Kitchen/Diner. To the First Floor, the Property has Two Double Bedrooms, with a Three Piece Family Bathroom. The Second Floor has a Third Double Bedroom with Walk-in Wardrobe.

Externally, the Property has an Good Sized, Low Maintenance Rear Garden, with Allocated Parking to the Rear of the Property.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £26,250pa; Guarantor, if required £31,500pa

RENT £875 PCM

BOND £1,009

(Application is subject to a Holding Fee - please refer to our website for further details)

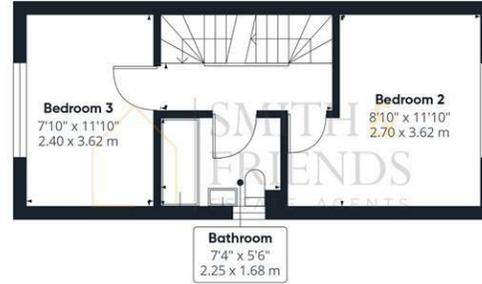








Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
752 ft<sup>2</sup>  
69.7 m<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(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	

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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,  
TS17 0RH  
Tel: 01642 762944  
inglebybarwick@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

