

**\*\*AVAILABLE MID JULY\*\***

Situated in a very popular location with good transport links, schools and shops are all close to hand. The smart and well presented 2 bedroom semi detached house briefly comprises of entrance porch, lounge, kitchen/dining area, landing, 2 bedrooms and bathroom/w.c.. Outside there are gardens to the front and rear, a driveway and single garage.

**UNFURNISHED/ NO SMOKERS**

**REQUIRED EARNINGS:** Tenants £26,850pa; Guarantor, if required £32,220pa

**BOND £1,032**

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

**Luce Sands, Middlesbrough, TS5 8UL**

**2 Bedroom - House - Semi-Detached**

**£895 Per Month**

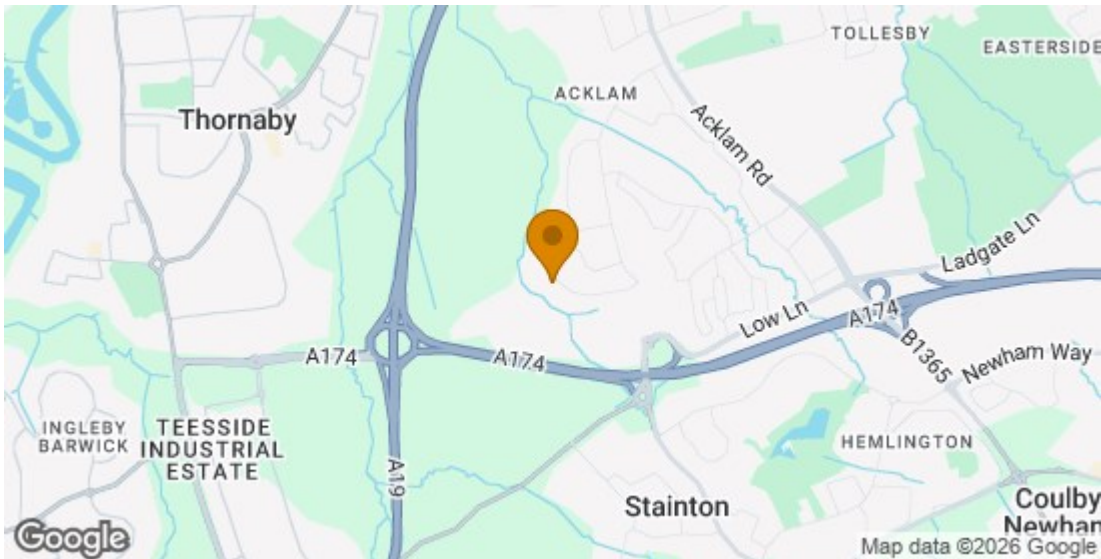
**EPC Rating:**


**TENURE:**

**COUNCIL TAX BAND: B**



# Luce Sands, Middlesbrough, TS5 8UL



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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