

Spindle Close, Yarm, TS15 9YR
3 Bed - House - Detached
£1,400 Per Month

Council Tax Band: D
EPC Rating: B
Tenure:

SMITH & FRIENDS
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Spindle Close, TS15 9YR

Rarely available to the rental market, this exceptional brand new three-bedroom detached property, built by the highly regarded Banks Homes to their popular 'Derwent' design, is available immediately to let and offers stylish, modern living in the sought-after area of Kirklevington.

The property briefly comprises an inviting entrance hallway leading into a spacious lounge, complete with a large understairs storage cupboard. To the rear, an impressive open-plan kitchen/diner provides the perfect space for modern family living and entertaining. The brand new, fully fitted kitchen benefits from a comprehensive range of integrated appliances, including fridge/freezer, dishwasher, washing machine, hob and oven.

Bi-fold doors open directly onto a generous west-facing rear garden, which is not directly overlooked, creating an excellent outdoor space to enjoy the afternoon and evening sunshine. Further ground floor benefits include a separate utility room and a spacious downstairs WC.

To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes. The master bedroom enjoys the added luxury of a stylish en-suite shower room. There is also a separate study, ideal for home working, alongside a brand new contemporary family bathroom finished to a modern standard.

Externally, the property benefits from a private driveway providing off-street parking for two vehicles, leading to a single garage.

Further benefits include an energy-efficient air source heat pump, helping to reduce energy consumption and household running costs.

Ideally positioned close to local shops, schools and everyday amenities, the property also benefits from excellent transport connections to the A66, A19 and A174, making it an ideal choice for commuters.

UNFURNISHED, Subject to Conditions
Tenant Affordability Income - £ 42,000 - Guarantor Affordability Income - £ 50,400
Monthly Rent £1400 PCM
Bond £1,615

(Application is subject to a Holding Fee)

























Approximate total area(1)

1128 ft²

104.9 m²

(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.

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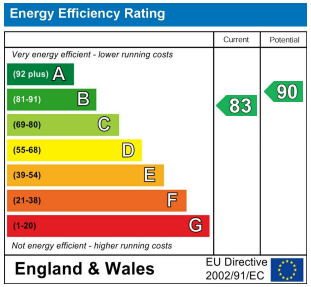

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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.

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