REDUCED -A spacious and well presented 4 bedroom semi detached house which internally comprises of entrance porch, hallway, lounge, kitchen/dining area, conservatory, landing, 4 bedrooms, en-suite to bedroom 1 and bathroom/w.c. The property has a newly fitted bathroom and has been recently redecorated throughout. The property has a double driveway, garage with kitchen units for storage and separate utility. To the rear there is an enclosed garden. Close to local schools and viewing is highly recommended.

EPC Rating - C
Council Tax Band C

RENT £1,100 pcm
BOND £1269

REQUIRED EARNINGS: Tenants £33,000 pa; Guarantor, if required £39,600pa
(Application is subject to a Holding Fee - please refer to our website for further details)

Hartforth Avenue, Middlesbrough, TS5 8SH

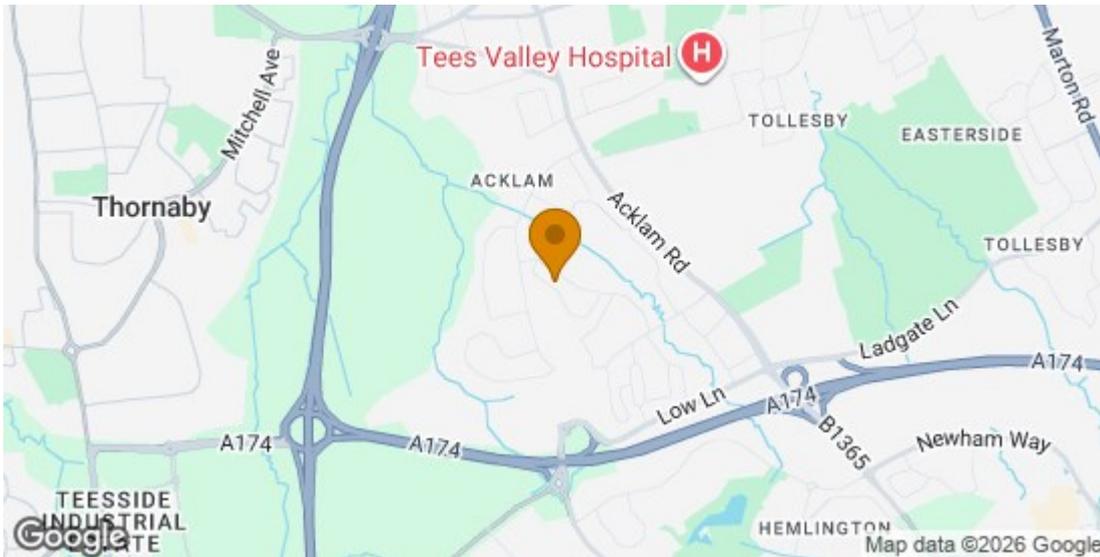**4 Bedroom - House - Semi-Detached**

£1,500 Per Calendar Month

EPC Rating: C
TENURE:
COUNCIL TAX BAND: C

SMITH & FRIENDS
ESTATE AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	75	
(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