



SMITH AND FRIENDS are delighted to offer to the market FOR RENT this Beautifully Presented 3 Bedroom Extended 1940s Period Semi detached. This beautifully presented three-bedroom property has been thoughtfully updated while retaining its period character, and benefits from a single-storey rear extension, providing generous and flexible living space. Comprises of Two spacious reception rooms, ideal for both relaxing and entertaining, modern fitted kitchen with integrated appliances and ample storage, three well-proportioned bedrooms, perfect for families or professional sharers, stylish four-piece family bathroom, including a walk-in shower and separate bath, double glazing and a gas central heating system for comfort and efficiency, off-street parking via a private driveway, well-presented front and rear gardens, offering pleasant outdoor space. Located in a desirable residential area with excellent transport links, schools, and amenities nearby. This is a rare opportunity to rent a characterful home in a sought-after location. Early viewing is strongly recommended to avoid disappointment.

BOND- £1148

Energy Rating D  
Council Tax Band C

Required earnings for tenant - £29,850 or £35,820 for guarantor if required

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

**Heythrop Drive, Middlesbrough, TS5 8QN**  
**3 Bedroom - House - Semi-Detached**  
**£995 Per Calendar Month**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND: C**



# Heythrop Drive, Middlesbrough, TS5 8QN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	82
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

**26 Stokesley Road, Marton, Middlesbrough, TS7 8DX**

01642 313666

middlesbrough@smith-and-friends.co.uk

