



24 Newby Grove, Thornaby, TS17 8BS

£700 Per month

**TO LET**



### Directions

### THE PROPERTY

ND Real Estate is pleased to present this three-bedroom property located in Newby Grove, Thornaby-on-Tees, TS17. Available Now and ideal for families or professionals looking for a well-located property close to local amenities, schools, and transport links.

You will find here a modern fitted kitchen featuring sleek units, ample cupboard space, and integrated appliances including a gas hob, oven, washing machine and fridge freezer (all white goods and appliances are gifted). A spacious living area with large windows allowing plenty of natural light to fill the room. Three bedrooms are well-sized and neutrally decorated, allowing plenty of natural light.

The property will benefit from light refreshment works prior to the next tenancy, primarily cosmetic improvements such as redecoration, ensuring it is presented in good condition and ready for move-in. With Central Gas Heating and Double Glazing.

EPC Rating – D  
Council Tax Band – A

At the time of application, a Holding Fee of £161.00, equal to one week's rent, will be required. The Security Deposit of £807.00 is equal to five weeks' rent.

Contact our office to arrange a viewing!  
Marketed by ND Real Estate

ND Real Estate is an independent lettings agency based in Coventry and Nottingham, providing professional residential lettings services across selected locations in England.

### SITUATION