



Smith & Friends are delighted to offer for rent this beautiful three bedroom home situated on the Spring Woods Gardens Development. Please note the property will be offered on an unfurnished basis and viewings come highly recommended to fully appreciate. The spacious living accommodation briefly comprises; entrance hall, downstairs cloaks/WC, stunning kitchen/diner, and the living room leading onto the private rear garden. To the first floor landing are three bedrooms and a family bathroom/WC. Externally to the front is a double driveway providing ample garden and to the rear is a lovely garden mainly laid to lawn with a patio area.

PLEASE NOTE THERE IS NO GARAGE.

THE PROPERTY WILL BE AVAILABLE FROM MAY ONWARDS.

BOND -£1067

Energy Rating B  
Council Tax C

Required earnings; tenant £28,200 guarantor if needed; £33,840  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Hazelwood Gardens, Middlesbrough, TS6 0FQ**

**3 Bedroom - House - Semi-Detached**

**£925 Per Calendar Month**

**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: C**



# Hazelwood Gardens, Middlesbrough, TS6 0FQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		83
(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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