

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

7 SUNNYFIELD GARDENS, EASINGTON. TS13 4NZ



A 2 BEDROOM SEMI-DETACHED BUNGALOW WITH GARAGE AND OFF ROAD PARKING PLUS SPACIOUS REAR GARDENS, SET IN A CUL-DE-SAC LOCATION IN THIS VILLAGE ON THE EDGE OF THE NORTH YORK MOORS NATIONAL PARK.

Entrance Porch and Hallway, Living Room, Kitchen, 2 Bedrooms, Shower Room.
Gardens with large patio, Garage, Shed and Driveway Parking.
LPG central heating, double-glazing. Unfurnished. Sorry, no Smokers. Pets by permission.

RENT: £795 PCM



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Tel: (01947) 602298

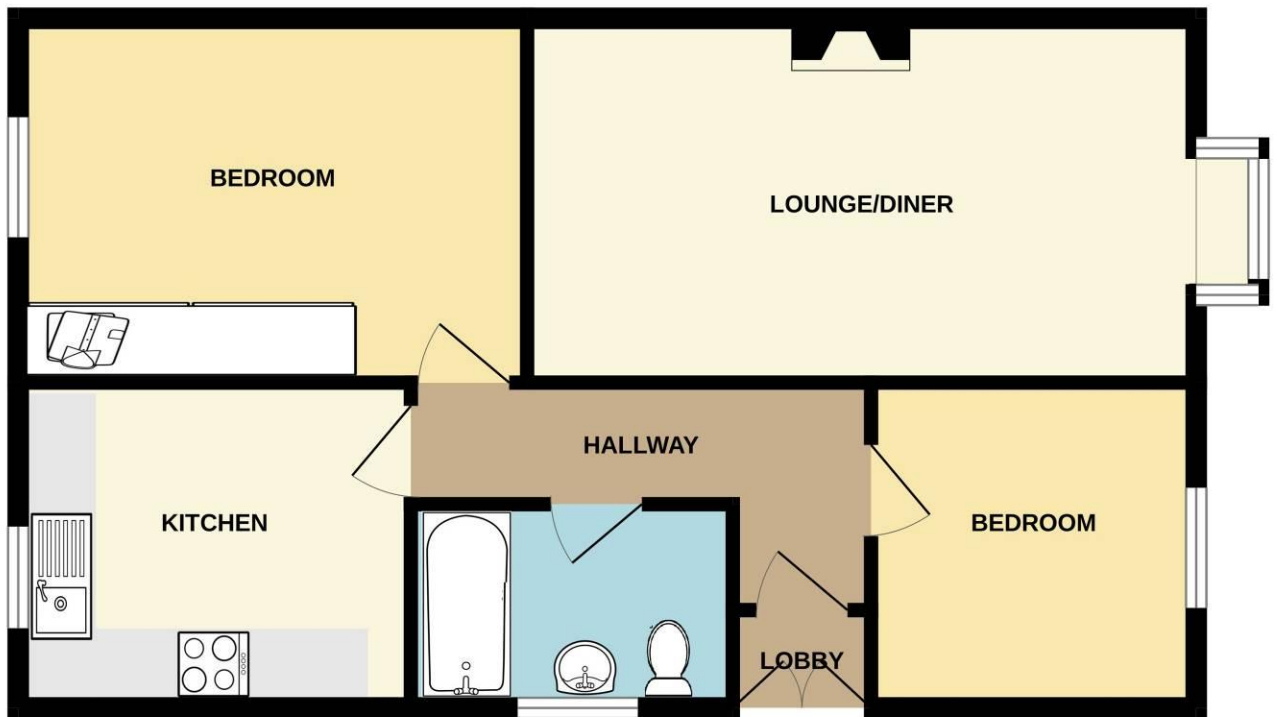
Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

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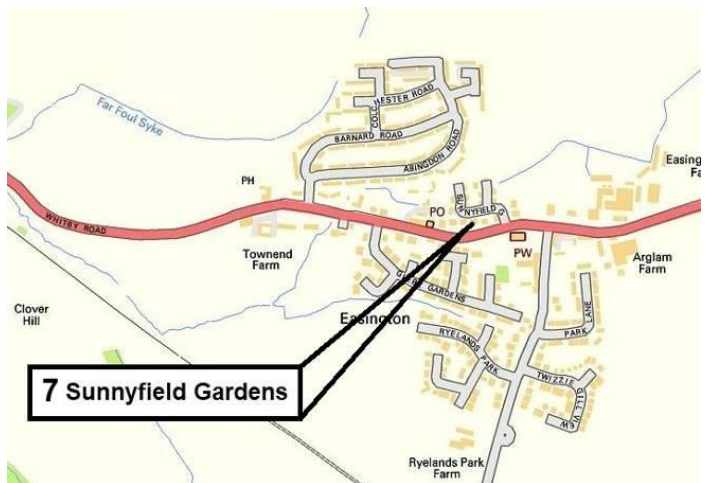




Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: The property is connected to mains water, electricity, drainage and a metered LPG gas supply from a communal tank situated in the corner of the development. Heating is provided by a combi-style gas central heating combi boiler located in the kitchen.

Council Tax: 'B' Redcar & Cleveland Council



Terms: All tenants will need to submit a referencing application for which there is no charge. Tenants will need to provide a bond for the property which equates to the monthly rent. Tenants will be responsible for all services and council tax in relation to the property. Tenancies are normally for a period of 6 months.

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the landlord(s). The particulars are a general outline only for the guidance of intending tenants and do not constitute an offer or contract. Any prospective tenants should satisfy themselves by inspection or otherwise as to their correctness.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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Call us for a free appraisal of your property if you are considering selling



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