



**Brough Field Close, Ingleby Barwick, TS17 5AT**  
**4 Bed - House - Detached**  
**£1,400 Per Calendar Month**

**Council Tax Band: D**  
**EPC Rating: D**  
**Tenure:**



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ESTATE AGENTS



## Brough Field Close, TS17 5AT

\*\*\*\*Available Immediately\*\*\*\*

An excellent four bedroom detached house offering family sized accommodation in a pleasant cul de sac location with the benefit of a front garden, with two separate driveways providing off street parking, integral garage and south east facing rear garden with paved patio area.

Brough Field Close is located off Lowfields Avenue in the popular Broomhill area of Ingleby Barwick within easy walking distance of local shops, schools for all age groups, a public house, regular bus services and an excellent network of roads including the A66 and A19 providing easy access to the surrounding residential and commercial areas.

With the benefit of gas central heating and upvc double glazing the accommodation briefly comprises; Entrance Hall, Lounge diner with patio doors to the rear garden, recently fitted Kitchen with archway to Utility Room, ground floor Cloakroom/ wc.

The first floor consists of: Landing, Bedroom 1 with mirror fronted fitted wardrobes and En Suite Shower Room/ wc, Bedroom 2 with built in wardrobes, Bedroom 3 with mirror fronted fitted wardrobes, Bedroom 4 and family Bathroom/ wc with white suite, electric shower and tiled flooring.

UNFURNISHED / NO SMOKERS / PETS CONSIDERD, Subject to Terms.  
REQUIRED EARNINGS: Tenants £42,000pa; Guarantor, if required £50,400pa

Monthly Rent - £ 1,400 PCM

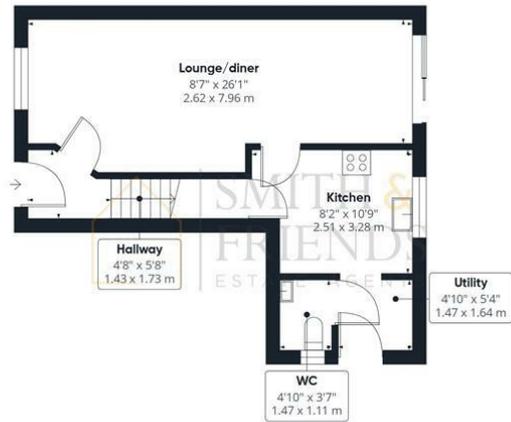
Bond - £1,615

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

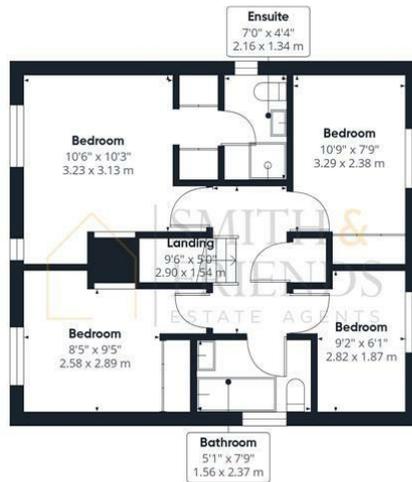








Ground Floor



Floor 1

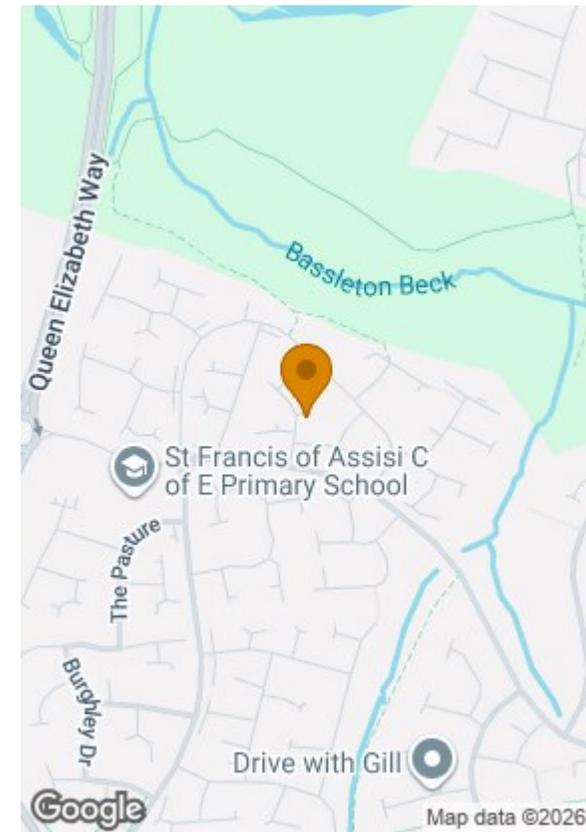


Approximate total area<sup>(1)</sup>  
956 ft<sup>2</sup>  
88.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>		82	66
		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 incentives relating to these services.

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