



A spacious and well presented 4 bedroom semi detached house which internally comprises of entrance porch, hallway, lounge, kitchen/dining area, conservatory, landing, 4 bedrooms, en-suite to bedroom 1 and bathroom/w.c. The property has a newly fitted bathroom and has been recently redecorated throughout. The property has a double driveway, garage with kitchen units for storage and separate utility. To the rear there is an enclosed garden. Close to local schools and viewing is highly recommended.

EPC Rating - C
Council Tax Band C

RENT £1,200 pcm
BOND £1,384

REQUIRED EARNINGS: Tenants £36,000pa; Guarantor, if required £43,200pa
(Application is subject to a Holding Fee - please refer to our website for further details)

Hartforth Avenue, Middlesbrough, TS5 8SH

4 Bedroom - House - Semi-Detached

£1,200 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: C



**SMITH &
FRIENDS**
ESTATE AGENTS

Hartforth Avenue, Middlesbrough, TS5 8SH



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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

