



SMITH & FRIENDS are delighted to offer this beautifully presented two double bedroom semi furnished property for RENT. The spacious living accommodation briefly comprises; entrance hall, downstairs WC, modern kitchen and living/dining room with access to the garden. To the first floor are two double bedrooms and a master bathroom fitted with a three piece suite. Externally to the front of the property is parking and to the rear is a low maintenance garden. Viewings come highly recommended to fully appreciate.

Energy Rating B
Council Tax Band B

BOND £1038
Required earnings for tenant - £27,000 or £32,400 for guarantor if required

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

Urra Moor Close, Middlesbrough, TS8 9GA
2 Bedroom - House - Semi-Detached
£900 Per Month
EPC Rating: B
TENURE:
COUNCIL TAX BAND: B



Urra Moor Close, Middlesbrough, TS8 9GA



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(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		

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

