

Elmwood Road, Eaglescliffe, TS16 0AF
2 Bed - House - Semi-Detached
£795 PCM

Council Tax Band: A
EPC Rating: C
Tenure:

SMITH & FRIENDS
ESTATE AGENTS









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** AVAILABLE IMMEDIATELY **
** REFURBISHED THROUGHOUT **
** NEW BOILER **

An exceptionally presented two-bedroom semi-detached property situated in a highly sought-after location in Eaglescliffe. The property has been refurbished throughout and offers spacious, well-proportioned accommodation, making it an ideal home for professional tenants or a couple.

Conveniently positioned for Eaglescliffe Railway Station, Preston Park and Yarm High Street, the property provides excellent access to local amenities, transport links and surrounding areas.

The accommodation briefly comprises:

Entrance providing access to the main living accommodation.

Generous Living Room offering a bright and comfortable space, leading through to a large dining area, ideal for entertaining or everyday family living.

Fitted Kitchen located to the rear of the property, incorporating a range of fitted units and providing space for both a washing machine and fridge/freezer. A rear door provides direct access to the garden.

Rear L-Shaped Yard offering a private and practical outdoor space with outdoor security light for safety.

To the first floor are two generously sized double bedrooms, both offering excellent proportions and storage potential, together with a modern family bathroom fitted with a shower.

The property also benefits from a fixed staircase leading to a large fully boarded loft space, providing excellent additional storage.

Further benefits include a newly installed combi boiler, wall insulation and replacement flooring throughout much of the property, with the home presented ready for immediate occupation.

UNFURNISHED - Subject to Terms & Conditions.
REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,620pa
RENT £795 PCM
BOND £917
(Application is subject to a Holding Fee - please refer to our website for further details)



















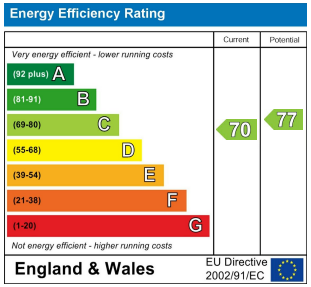












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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