



SMITH & FRIENDS are delighted to offer for rent this beautiful three double bedroom semi detached dormer bungalow situated on Larkspur road in Marton Manor ON AN UNFURNISHED BASIS. The spacious accommodation comprises; through lounge/dining room in addition to a sitting room, a modern kitchen, downstairs bathroom/WC, three bedrooms to the first floor, the master having French doors opening onto a balcony with views over the garden. Outdoor space offers a private rear garden with seating decked patio area. There is also parking for a number of vehicles behind double gates and detached garage.

NO PETS

DEPOSIT-£1148

Energy Rating D
Council Tax Band C

APPLICATIONS SUBJECT TO A £50 HOLDING FEE
Required earnings; tenant £30,000 guarantor if needed; £36,000

**Larkspur Road, Middlesbrough, TS7
8RL**
3 Bedroom - Bungalow - Semi Detached
£995 Per Calendar Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND C



Larkspur Road, Middlesbrough, TS7 8RL



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			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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