



*** AVAILABLE MAY ***

SMITH & FRIENDS are pleased to bring to market this Spacious Four Bed Detached Property. Packed with bags of flexibility the property has three bathrooms four to five bedrooms and three reception rooms.

The property is located in an attractive sought after cul de sac within Ingleby Barwick. Briefly comprising of entrance hall cloakroom, study, lounge, dining, sitting room, kitchen and utility room. To the first floor there are four bedrooms master with en-suite and two bathrooms.

Also benefitting from gardens to the front with large driveway gated carport and detached garage.

For a viewing contact SMITH & FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / PETS Considered, Subject to Pet Rent.

REQUIRED EARNINGS: Tenants £39,000pa; Guarantor, if required £46,800pa

RENT £1,300 PCM

BOND £1,326

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

**Aylsham Close, Ingleby Barwick, TS17
0UP**

4 Bedroom - House - Detached

£1,300 Per Calendar Month

EPC Rating: D

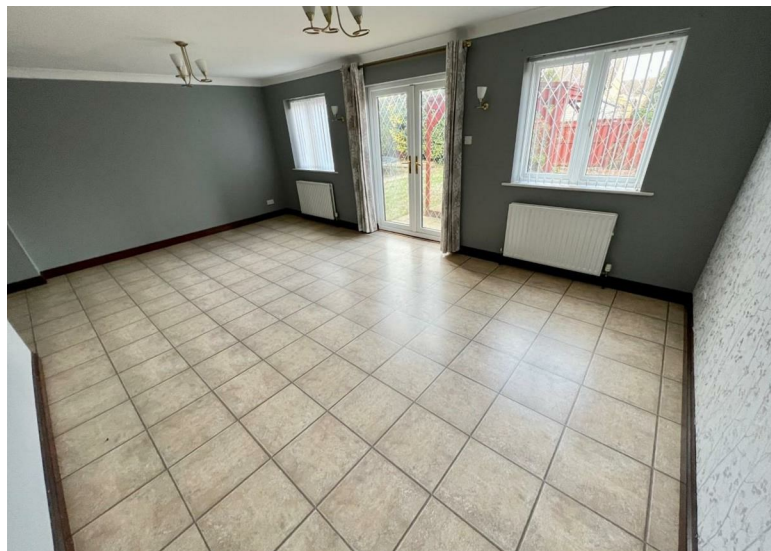
TENURE:

COUNCIL TAX BAND F



**SMITH &
FRIENDS**
ESTATE AGENTS

Aylsham Close, Ingleby Barwick, TS17 0UP



Cloakroom WC
2'10 x 5'4 (0.86m x 1.63m)

Lounge
12'7 x 20'2 (3.84m x 6.15m)

Dining Room
10'9 x 8'11 (3.28m x 2.72m)

Study/Bedroom Five
12'7 x 11'4 (3.84m x 3.45m)

Family Room
19'8 x 21'11 (5.99m x 6.68m)

Kitchen
8'11 x 9'9 (2.72m x 2.97m)

Utility Room
9'6 x 5'9 (2.90m x 1.75m)

Bedroom One
24'7 x 12'9 (7.49m x 3.89m)

En-suite
9'1 x 7'1 (2.77m x 2.16m)

Bedroom Two
11'10 x 12'6 (3.61m x 3.81m)

Bathroom
6'4 x 8'6 (1.93m x 2.59m)

Bedroom Three
13'8 x 8'10 (4.17m x 2.69m)

Bedroom Four
10'11 x 8'11 (3.33m x 2.72m)

Bathroom
13'10 x 6'6 (4.22m x 1.98m)

Detached Garage
18'2 x 9'5 (5.54m x 2.87m)

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			
(81-91) B			77
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Barwick Lodge, Ingleby Way, Ingleby
Barwick, TS17 0RH
01642 762944
inglebybarwick@smith-and-
friends.co.uk



SMITH &
FRIENDS
ESTATE AGENTS