



Smith & Friends are delighted to offer for rent this three bedroom end of terrace property situated in Hemlington. The accommodation comprises of; good size lounge, rear hall, downstairs WC and modern fitted kitchen/diner. To the first floor landing are three bedrooms and a family bathroom comprising of a three piece suite. Externally to the front & paved are paved areas.

NO PETS  
No Smokers  
Professionals Only

BOND -£778

Energy Rating C  
Council Tax Band A

APPLICATIONS SUBJECT TO A £50 HOLDING FEE  
Required earnings; tenant £20,400 guarantor if needed; £24,480

**Burghley Court, Middlesbrough, TS8  
9JP**

**3 Bedroom - House - Mid Terrace**

**£675 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND A**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Burghley Court, Middlesbrough, TS8 9JP



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) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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