



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to bring to the market this two bedroom mid terrace, situated in the popular area of Harrowgate Hill, Darlington.

The property briefly consists of; Entrance Vestibule, Two Reception Rooms, Kitchen Extension and Two Good Sized Bedrooms and the Bathroom is to the first floor.

Externally the Property has on-street parking and an enclosed rear yard with and outhouse building for storage. In addition, the property has gas central heating, and is fully double glazed.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.
REQUIRED EARNINGS: Tenants £16,500pa; Guarantor, if required £19,800pa
RENT £550 PCM
BOND £634

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

Zetland Street, Darlington, DL3 0NG

2 Bedroom - House - Terraced

£550 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: A



**SMITH &
FRIENDS**
ESTATE AGENTS

Zetland Street, Darlington, DL3 0NG



- FRONT EXTERNAL
- LOUNGE
- DINING ROOM
- KITCHEN
- LANDING
- BEDROOM
- BATHROOM
- BEDROOM
- YARD

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			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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