



\*\*\* AVAILABLE JULY \*\*\*

SMITH & FRIENDS are pleased to bring to the market an attractive four-bedroom detached property offered to let on an unfurnished basis. Internally offering entrance hallway, lounge, dining room, kitchen/breakfast room, conservatory, utility, study, cloaks/w.c., landing, four bedrooms, master with en-suite and family bathroom.

The property also benefits from: gas central heating, UPVC Double glazing, alarm, gardens to the front and rear and a detached double garage.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.  
 REQUIRED EARNINGS: Tenants £38,850pa; Guarantor, if required £46,620pa  
 RENT £1,295 PCM  
 BOND £1,494

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

**Lambfield Way, TS17 5BF**  
**4 Bedroom - House - Detached**  
**£1,295 Per Calendar Month**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND: E**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS



Lambfield Way, TS17 5BF



GROUND FLOOR

Entrance Hall  
Under Stairs Storage Cupboard

Lounge  
15'8" x 14'2" (4.78m x 4.32m )

Study  
6'11" x 6'3" (2.13m x 1.93m)

Downstairs WC

Kitchen/Breakfast Room  
16'6" x 8'7" (5.03m x 2.64m)

Dining Room  
10'9" x 8'7" (3.30m x 2.64m)

Conservatory  
12'2" x 9'6" (3.71m x 2.90m)

FIRST FLOOR

Landing

Bedroom 1  
11'1" x 9'6" (3.40m x 2.90m)  
Built-in Wardrobes

En-suite

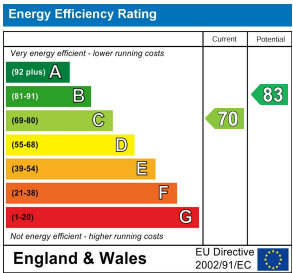
Bedroom 2  
12'9" x 9'10" (3.89m x 3.00m)

Bedroom 3  
11'1" x 9'3" (3.40m x 2.82m)  
Built-in Wardrobes

Bedroom 4  
9'10" x 6'9" (3.02m x 2.08m)  
Built-in Wardrobes

Family Bathroom

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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