



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

SMITH & FRIENDS are pleased to offer for LET a well presented three bedroomed semi detached house located in the popular Sober Hall area of Ingleby Barwick. Well appointed family sized accommodation which must be viewed internally to be appreciated fully. In good decorative order throughout the property has the benefit of gas fired central heating, UPVC double glazing and a UPVC conservatory to the rear.

The accommodation briefly comprises: Entrance Hall, Cloakroom/WC, Lounge, fitted Kitchen/ Dining Room, Conservatory, three Bedrooms and Bathroom/WC. Externally there is an open plan front garden, long driveway to side, garage and enclosed rear garden with paved patio area.

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

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £25,500pa; Guarantor, if required £30,600pa

RENT £850 PCM

BOND £980

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

**Holystone Drive, Ingleby Barwick, TS17  
0PW**

**3 Bedroom - House - Semi-Detached**

**£850 PCM**

**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: C**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

Holystone Drive, Ingleby Barwick, TS17 0PW



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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

