



*** AVAILABLE OCTOBER ***

SMITH & FRIENDS are pleased to bring to the market a well presented 2 bedroom mid terrace house located in the popular Sober Hall Area of Ingleby Barwick.

The property internally comprises of entrance hallway, kitchen, lounge, conservatory, landing, 2 bedrooms and bathroom/w.c. Externally the property hosts a good size driveway and easily maintained rear garden.

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 £20,850pa; Guarantor, if required £25,020pa
RENT £695 PCM
BOND £801

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

Broomlee Close, Ingleby Barwick, TS17 0FD

2 Bedroom - House - Mid Terrace

£695 Per Calendar Month

EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



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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			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(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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