



AVAILABLE FROM BEGINNING OF NOVEMBER 2024 -SMITH & FRIENDS are delighted to offer this beautifully presented two double bedroom property for RENT. The spacious living accommodation briefly comprises; entrance hall, downstairs WC, modern kitchen and living/dining room with access to the garden. To the first floor are two double bedrooms and a master bathroom fitted with a three piece suite. Externally to the front of the property is parking and to the rear is a low maintenance garden. Viewings come highly recommended to fully appreciate.

PLEASE NOTE THE FOLLOWING ITEMS CAN BE LEFT

- Wardrobes in both bedrooms
- Blinds in back bedroom
- Blind in kitchen
- Light fittings and wood panelling in living room
- Dressing table setup including wood panelling, 2 sets of drawers and desktop in back bedroom.

Energy Rating B
Council Tax Band B

BOND £1067
Required earnings for tenant - £28,200 or £33,840 for guarantor if required

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

Urra Moor Close, Middlesbrough, TS8 9GA

2 Bedroom - House - Semi-Detached

£925 Per Month

EPC Rating: B

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			97
(81-91) B		83	
(69-80) C			
(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	

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

