



\*\*\* AVAILABLE OCTOBER \*\*\*

SMITH AND FRIENDS are pleased to bring to the market this Lovely Three Bedroom Semi-Detached Family Home, Located within the Popular Area of Roundhill, Ingleby Barwick. The Property Consists of Entrance Hall, Study/Dining Room, Kitchen, Open Plan Lounge. The First Floor Provides One Bedroom with En-suite Toilet/Basin, Additional Two Bedrooms, and Family Bathroom. Externally the Property has a Large Rear Enclosed Garden Paved and Decked, to the Front of the Property you have Large Double Driveway and Converted Garage for Storage.

For a viewing contact SMITH AND FRIENDS - Estate agents Ingleby, Early Viewing is Highly Recommended

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms & Conditions.

REQUIRED EARNINGS: Tenants £27,750pa; Guarantor, if required £33,300pa

RENT £925 PCM

BOND £1,067

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

**Cradoc Grove, Ingleby Barwick, TS17 5EE**

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

**£925 Per Calendar Month**

**EPC Rating:**

**TENURE:**

**COUNCIL TAX BAND: C**



# Cradoc Grove, Ingleby Barwick, TS17 5EE



## GROUND FLOOR

- Entrance Hall
- Study/Dining Room
- Kitchen
- Lounge

## FIRST FLOOR

- Bedroom 1
- En-suite Toilet
- Bedroom 2
- Bedroom 3
- 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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