



**\*\*\* OFFERED FOR LET ON AN UNFURNISHED BASIS \*\*\*** SMITH AND FRIENDS are delighted to offer this stunning family home situated in a rural location within private grounds. This 5/6 bedroom property has been constructed and magnificently designed to create an exceptionally spacious family home offering versatile living accommodation. A magnificent opportunity to rent this new-build home, enjoying an elevated position with fabulous views. This beautiful home has luxurious accommodation including a fabulous open plan relaxing/kitchen/dining room, 5 bedrooms, plus large multi purpose room over garage which is ideal for a fabulous home office or games room. Complete with 3 bathrooms, large double garage, gated entry, tree-lined plot.

For a viewing contact SMITH & FRIENDS - Estate agents Hartlepool. Early viewing is highly recommended.

UNFURNISHED/NO SMOKERS/PETS CONSIDERED, Subject to Terms.  
REQUIRED EARNINGS: Tenants £75,000pa; Guarantor, if required £90,000pa  
RENT £2,500 PCM  
BOND £2,884

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

**Hawthorn House, Dalton Piercy, Hartlepool, TS27 3HY**

**6 Bedroom - House - Detached**

**£2,500 Per Calendar Month**

**EPC Rating: C**

**Council Tax Band: G**





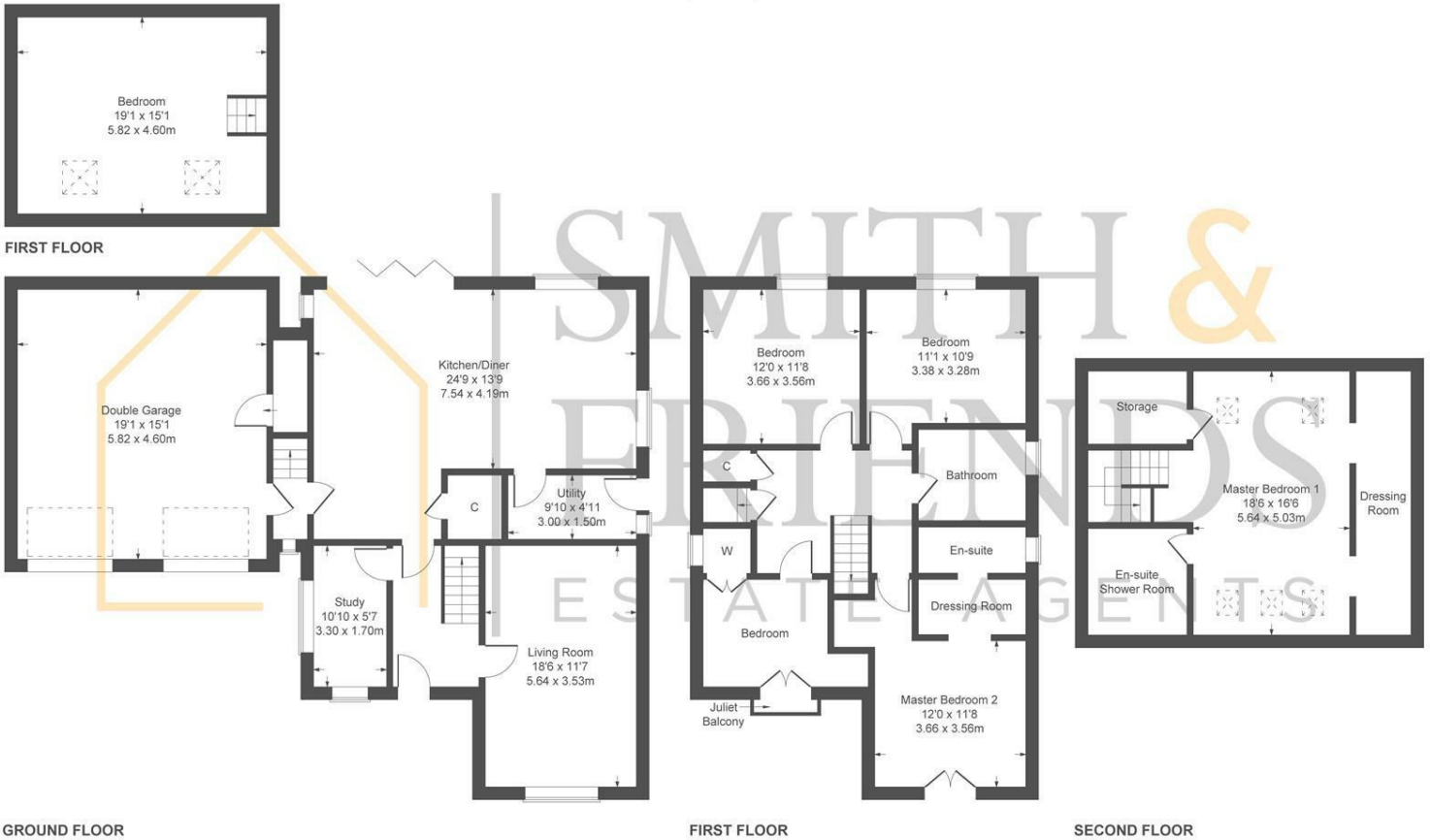
, Hartlepool, TS27 3HY



# Hawthorn House, Dalton Piercy, Hartlepool, TS27 3HY

## Hawthorn House

Approximate Gross Internal Area  
2934 sq ft - 273 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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. We 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE  
01429 891100  
hartlepool@smith-and-friends.co.uk



**SMITH & FRIENDS**  
ESTATE AGENTS

www.smith-and-friends.co.uk