



SMITH & FRIENDS are delighted to offer this 2/3 bedroom property to rent on an unfurnished basis. The spacious living accommodation briefly comprises; entrance hall, downstairs Wc, lounge, separate dining room, ground floor bedroom, two first floor bedrooms and master shower room. Externally to the front of the property is a garden and parking to the side leading to the detached single garage. To the rear is a good size enclosed garden which is mainly laid to lawn.

Council Tax Band C
Energy Rating D

BOND £1211

Tenant required earnings - £30,000
If required, Guarantor earnings - £36,000
(Application is subject to a Holding Fee - please refer to our website for further details)


Rutland Avenue, Middlesbrough, TS7 8JY
3 Bedroom - House - Semi-Detached
£1,050 Per Calendar Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND: C



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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			85
(81-91) B			
(69-80) C		61	
(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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