



*** AVAILABLE IMMEDIATELY ***

New to the market for rent, this larger than average three bedroom detached family home, located on the popular Lowfield's development in Ingleby Barwick. Positioned on a generous plot, just a short stroll away from 'Lowfield's shops' and other local amenities. The property has been fully re-furnished with new kitchen, flooring and brand new warm roof installed in the sun room

The property briefly comprises of; Entrance Porch, Cloakroom/w.c., 23' Lounge/Dining room with New Carpets, Sunroom with Brand New Roof Fitted, Recently Fitted Kitchen, in good decorative order throughout.

The First floor of the property provides a Landing, Three Double Bedrooms (Master having En-Suite Facilities) and a Family Bathroom/W.C.

Externally, there is an Open Plan Front Garden, Double Width Imprinted Concrete Drive, Integral Garage and a South West Facing Rear Garden with Patio Area.

For a viewing contact SMITH AND FRIENDS - Estate agents Ingleby Barwick, Early viewing is highly recommended.

UNFURNISHED / NO SMOKERS / NO PETS

REQUIRED EARNINGS: Tenants £33,000pa; Guarantor, if required £39,600pa

RENT £1,100 PCM

BOND £1,269

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

Hollybush Avenue, Ingleby Barwick, TS17 0RL

3 Bedroom - House - Detached

£1,100 Per Calendar Month

EPC Rating: D

TENURE:

COUNCIL TAX BAND: C



Hollybush Avenue, Ingleby Barwick, TS17 0RL



GROUND FLOOR

- Entrance Hall
2'11" x 3'5" (0.89m x 1.05m)
- Downstairs WC
- Lounge / Diner
23'1" x 9'2" (7.06m x 2.80m)
- Kitchen
10'9" x 9'7" (3.30m x 2.94m)
- Sunroom
10'7" x 8'0" (3.24m x 2.45m)

FIRST FLOOR

- Landing
4'10" x 2'11" (1.49m x 0.89m)
- Bedroom 1
10'10" x 10'5" (3.31m x 3.19m)
- En-suite
- Bedroom 2
11'0" x 8'6" (3.36m x 2.60m)
- Bedroom 3
9'1" x 9'10" (2.79m x 3.02m)
- Family Bathroom
5'4" x 8'11" (1.65m x 2.72m)

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.

GARAGE

17'3" x 7'10" (5.27m x 2.40m)

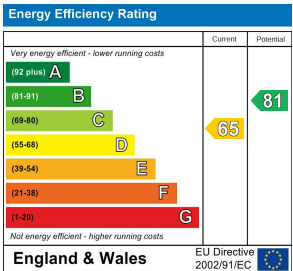
Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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