



SMITH AND FRIENDS offer for RENT this spacious two bedroom end terrace house. The ground floor consists of hallway with staircase leading to the first floor, lounge with patio doors to the rear garden and fitted kitchen. To the first floor are 2 bedrooms (bedroom 2 also has a door from it leading to an extra storage space) and a family bathroom fitted with a three piece suite. Externally there is driveway leading to a detached garage and gardens to both the front and rear.

No pets

PLEASE CALL THE OFFICE TO ARRANGE YOUR VIEWING. IN ASSOCIATION WITH SMITH AND FRIENDS.

COUNCIL TAX BAND A  
DEPOSIT £692

Tenant required earnings - £18,000  
If required, Guarantor earnings - £21,500

PLEASE NOTE THAT ALL APPLICATIONS ARE SUBJECT TO A £50 HOLDING FEE

**Arundel Road, Middlesbrough, TS6 7QZ**  
**2 Bedroom - House - End Terrace**  
**£600 PCM**  
**EPC Rating: C**  
**TENURE:**  
**COUNCIL TAX BAND: A**



# Arundel Road, Middlesbrough, TS6 7QZ



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			86
(81-91) B			
(69-80) C		71	
(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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