



*** AVAILABLE IMMEDIATELY ***

NEW TO THE MARKET FOR RENT, a lovely and rare one bedroom mid terraced house in an attractive cul-de-sac location in the popular Beckfields area of Ingleby Barwick close to local shops, schools and bus routes. The property briefly comprises of: Fitted Kitchen, Living Room, and Conservatory, whilst the first floor has a Landing, One Double Bedroom and a Fitted Bathroom/WC with a three piece suite.

Externally, there is a Double Driveway to the front of the property providing ample of off-street parking facilities, together with a low maintenance slate and decked garden to the rear.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Additional Pet Rent.

Tenant Income - £18,750 pa / Guarantor Income - £22,500 pa

Monthly Rent - £625 pcm

Bond - £721

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

Ickworth Court, Stockton-On-Tees, TS17 0PA

1 Bedroom - Apartment

£625 Per Calendar Month

EPC Rating:

TENURE:

COUNCIL TAX BAND: A



Ickworth Court, Stockton-On-Tees, TS17 0PA



GROUND FLOOR

Kitchen
8'0" x 10'9" (2.45m x 3.28m)

Living / Dining Room
12'4" x 10'9" (3.77m x 3.28m)

Conservatory
9'5" x 9'0" (2.88m x 2.76m)

FIRST FLOOR

Landing
8'6" x 2'7" (2.60m x 0.79m)

Bedroom 1
11'10" x 10'8" (3.62m x 3.27m)

Family Bathroom
8'6" x 4'11" (2.60m x 1.50m)

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		
England & Wales		EU Directive 2002/91/EC

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

