



\*\*\* AVAILABLE MAY \*\*\*

New to the market this refurbished four bedroom detached family house, located within the popular Broomhill area of Ingleby Barwick available to let on an unfurnished basis.

The Property briefly comprises of: Hall, Cloakroom/wc, Lounge with French doors to rear garden, Dining room, fitted kitchen/breakfast room, four bedrooms, en-suite shower room/wc, family bathroom/wc. Gas central heating, upvc double glazing, double driveway, garage. Front garden, enclosed rear garden with decked patio, paved patio and two sheds. Viewing recommended.

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

UNFURNISHED / NO SMOKERS /  
REQUIRED EARNINGS: Tenants £38,850pa; Guarantor, if required £46,620pa  
RENT £1,325 PCM  
BOND £1,528  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Church Field Way, Ingleby Barwick, TS17 5AW**

**4 Bedroom - House - Detached**

**£1,350 PCM**

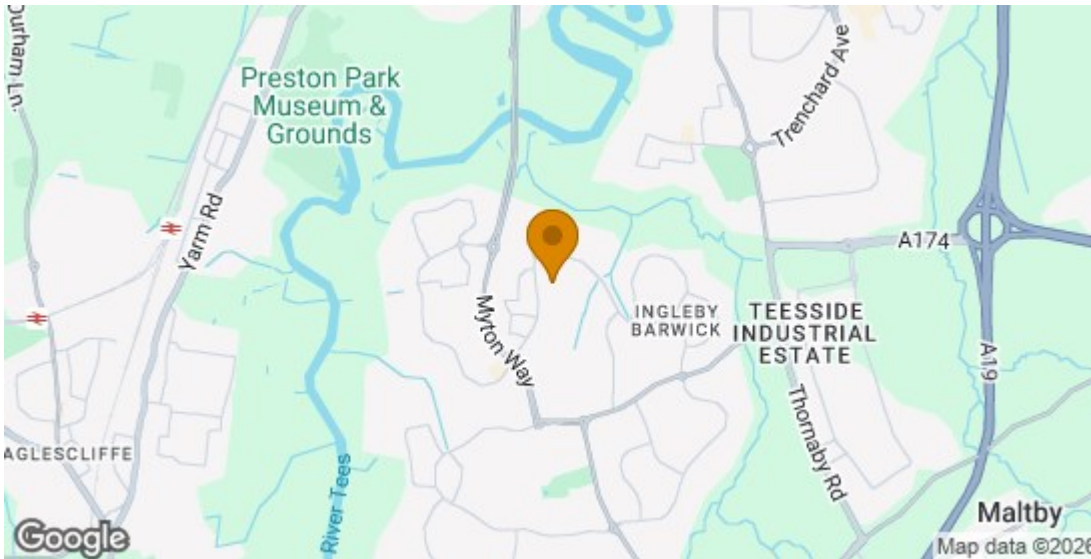
**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: D**



# Church Field Way, Ingleby Barwick, TS17 5AW



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>		
(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>81</b>
	<b>64</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

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

01642 762944

inglebybarwick@smith-and-friends.co.uk

