

\*\*\* AVAILABLE IMMEDIATELY \*\*\*

SMITH & FRIENDS are delighted to bring to the market this stunning detached home for rent offering accommodation over three floors. Boasting spacious living space that can be optimised to suit a new tenant.

The stunning kitchen/family room, luxurious feeling lounge and stunning landscaped garden are all stand out features, within a property that does not fail to impress, throughout. You enter the home being greeted by the large and welcoming reception hall, with open plan dining room, double doors open to the lounge on your right, whilst the rear, 31ft plus kitchen/family room runs along the rear.

A generous utility, cloakroom/WC and garden room complete the ground floor. The first floor brings Four of the bedrooms, the 'Master', leading into a spacious dressing room, with a stunning bathroom en-suite, a further en-suite benefits bedroom two, the first floor also provides a study (Previously used as a single bedroom) and a separate family bathroom.

The second floor offers a further shower room, which sits between the gym and games room, both of which could provide large bedrooms if a new owner chose to use as such. The landscaped rear garden boasts artificial, all-weather lawns, and impressive patios, with a hot tub under timber canopy/gazebo. The landscaping is continued to the front, whilst a block paved drive allows of road parking, approaching the integral garage.

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

UNFURNISHED / NO SMOKERS /  
 REQUIRED EARNINGS: Tenants £78,000pa; Guarantor, if required £93,600pa  
 RENT £2,600 PCM  
 BOND £3,000

(Application is subject to a Holding Fee - please refer to our website for further details)  
 N.B. Photos are illustration purposes only, and may differ slightly.

**Brantingham Drive, Ingleby Barwick, TS17 5LS**

**6 Bedroom - House - Detached**

**£2,600 Per Calendar Month**

**EPC Rating: C**

**Tenure:**

**Council Tax Band: G**



**SMITH &  
 FRIENDS**  
 ESTATE AGENTS

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**NOTE:**

\*Photos for demonstration purposes only. \*

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**GROUND FLOOR**

**Lounge**  
16'10" x 12'10" (5.14m x 3.92m)

**Dining Room / Entrance Hall**  
18'1 x 16'10 (5.51m x 5.13m)

**Kitchen**  
31'0" x 13'4" (9.47m x 4.08m)

**Utility Room**  
11'6" x 5'11" (3.53m x 1.81m)

**Downstairs WC**  
7'9" x 4'4" (2.37m x 1.33m)

**Garden Room**  
19'7" x 8'11" (5.98m x 2.74m)

**First Floor Landing**

**Master Bedroom**  
17'5" x 13'8" (5.33m x 4.18m)

**Dressing Room**  
11'6" x 8'6" (3.51m x 2.61m)

**En-suite**  
10'5" x 8'6" (3.20m x 2.61m)

**Bedroom 6**  
9'8" x 6'9" (2.95m x 2.07m)

**Bedroom 2**  
12'11" x 10'2" (3.95m x 3.12m)

**Bathroom**  
9'9" x 5'6" (2.99m x 1.70m)

**Bedroom 3**  
16'11" x 13'7" (5.16m x 4.16m)

**En-suite**  
6'5" x 6'3" (1.97m x 1.91m)

**Second Floor Landing**

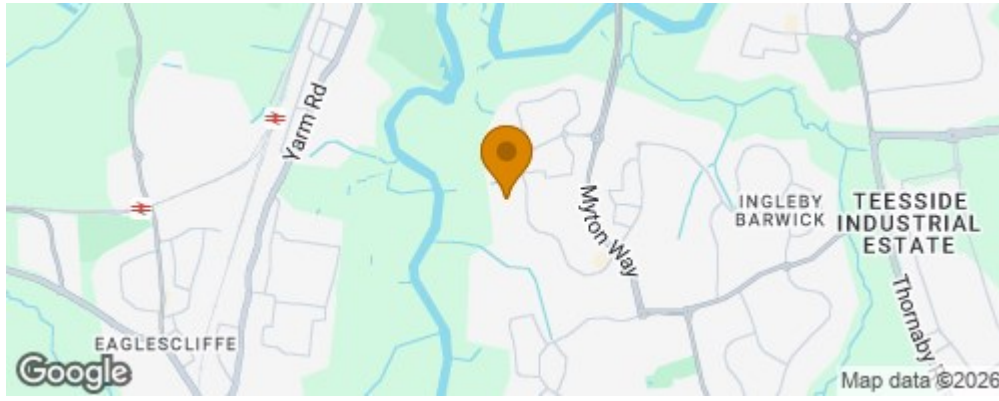
**Bedroom 4**  
28'7" x 16'6" (8.72m x 5.03m)

**Bedroom 5**  
17'1" x 13'6" (5.23m x 4.12m)

**Shower Room**  
8'5" x 7'1" (2.58m x 2.18m)

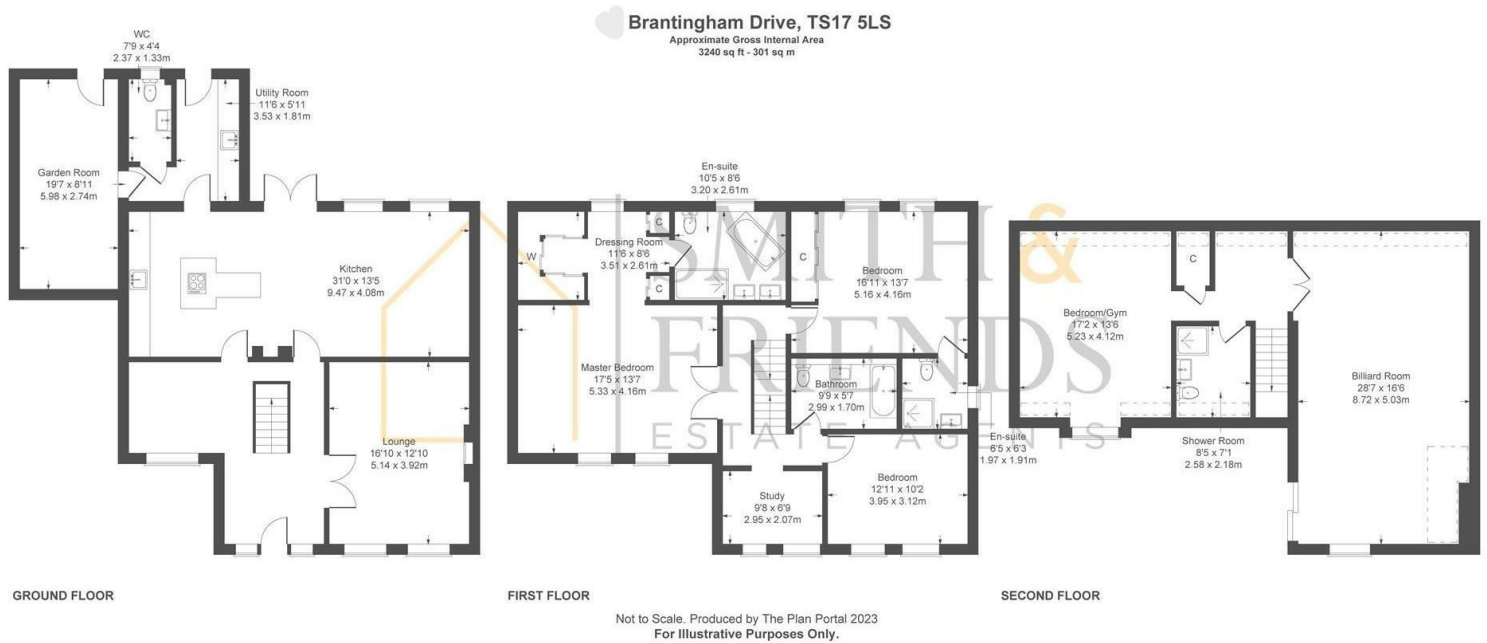


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[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

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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. We 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		78	83
(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,  
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