



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

This lovely two bedroom mid terrace property has the benefit of two parking spaces, an enclosed rear garden and a modern interior which includes a good size lounge, kitchen diner, two bedrooms (one with fitted storage) and an updated bathroom. Situated in a cul de sac withing the popular Round Hill area of Ingleby Barwick.

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

UNFURNISHED / NO SMOKERS / NO PETS,  
REQUIRED EARNINGS: Tenants £23,850pa; Guarantor, if required £28,620pa  
RENT £775 PCM  
BOND £917.

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

**Hasgurd Way, Ingleby Barwick, TS17 5HG**

**2 Bedroom - House - Terraced**

**£775 Per Calendar Month**

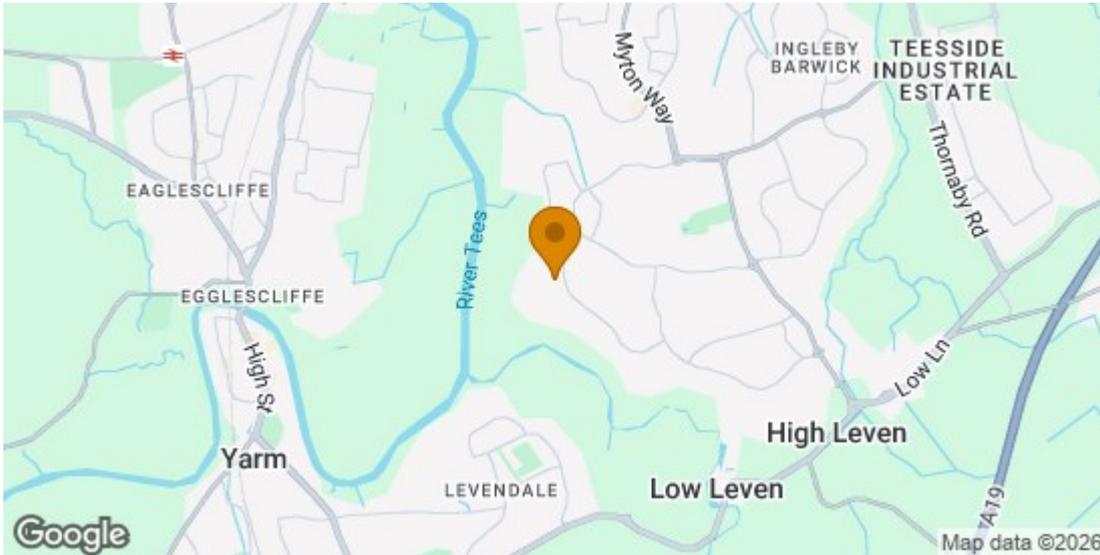
**EPC Rating: D**

**TENURE:**

**COUNCIL TAX BAND: B**



# Hasguard Way, Ingleby Barwick, TS17 5HG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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

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