



\*\*\*AVAILABLE JANUARY\*\*\*

SMITH & FRIENDS are Pleased to Bring to the Market this Lovely Three Bedroom End Terraced Townhouse, Located in the Popular Area of "The Rings", Ingleby Barwick.

The Property Comprises of: Entrance Porch, Lounge, Inner Hallway, Cloakroom W.C. and Open plan Dining Kitchen. The First Floor Provides Two Double Bedrooms and Family Bathroom. The Second Floor has the Master Bedroom with En-Suite.

Externally, The Property has an Enclosed Rear Garden which is laid to Lawn with Paved Patio Area, and to the Front of the property you will find Allocated Parking.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.  
REQUIRED EARNINGS: Tenants £29,250pa; Guarantor, if required £35,100pa

RENT £975 PCM  
BOND £1,125

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

**Shapwick Place, Ingleby Barwick, TS17 5NF**

**3 Bedroom - House - Townhouse**

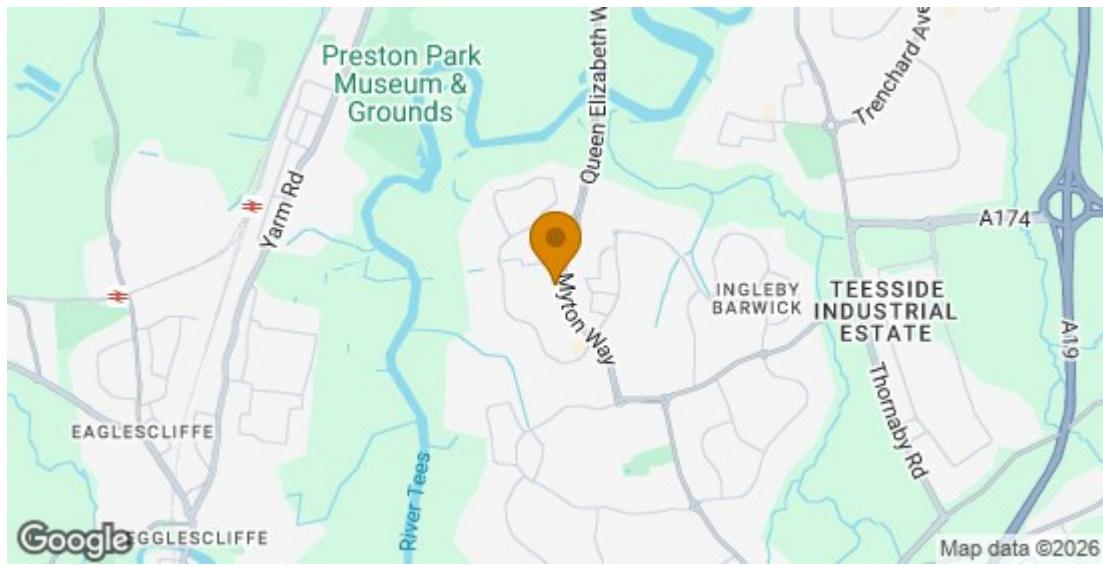
**£975 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: C**

# Shapwick Place, Ingleby Barwick, TS17 5NF



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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 **SMITH & FRIENDS**  
ESTATE AGENTS