



*** AVAILABLE IMMEDIATELY ***

SMITH & FRIENDS are pleased to offer to the rental market on an unfurnished basis, this four bedroom semi-detached town house with accommodation spread over three floors. Located in the Popular Broomhill area of Ingleby Barwick, this well designed family home warrants early inspection.

An entrance hallway with cloak/W.C, staircase to first floor and access to reception rooms, the kitchen / dining room boasts a generous size and ample space for dining table. The kitchen comes fitted with a built in electric oven and separate four ring gas hob. The lounge has been tastefully designed and is complimented by french doors leading to the rear garden. To the first floor are three bedrooms and four piece family bathroom. A further bedroom on the top floor with a large en suite shower room and built in wardrobe.

Externally, a small garden to the front and separate, detached garage and driveway providing ample off street car parking. An enclosed side and rear garden which provides access to the detached garage is among the many benefits of this property.

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

UNFURNISHED / NO SMOKERS / NO PETS
REQUIRED EARNINGS: Tenants £35,850pa; Guarantor, if required £43,020pa
RENT £1,195 PCM
BOND £1,378
(Application is subject to a Holding Fee - please refer to our website for further details)

Kenwood Crescent, Ingleby Barwick, TS17 5BT

4 Bedroom - House - Semi-Detached

£1,195 PCM

EPC Rating: C

TENURE:

COUNCIL TAX BAND: D



GROUND FLOOR

Entrance Hall
16'10" x 3'6" (5.15m x 1.07m)

Downstairs Cloakroom/WC
6'11" x 3'0" (2.11m x 0.92m)

Kitchen / Diner
16'11" x 8'5" (5.16m x 2.59m)

Lounge
14'8" x 15'6" (4.49m x 4.73m)

FIRST FLOOR

Landing
9'8" x 3'8" (2.96m x 1.12m)

Bedroom 1
12'2" x 15'3" (3.71m x 4.66m)

Family Bathroom
10'1" x 8'1" (3.09m x 2.48m)

Bedroom 2
10'4" x 8'2" (3.16m x 2.49m)

Bedroom 3
6'11" x 7'1" (2.13m x 2.16m)

SECOND FLOOR

Landing
3'3" x 3'4" (1.01m x 1.03m)

Master Bedroom
16'7" x 11'8" (5.06m x 3.57m)

Ensuite
7'7" x 7'6" (2.33m x 2.30m)

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	77	89
(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

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SMITH &
FRIENDS
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