



Hayfield Close, Eden Park, TS26 0RJ
5 Bed - House - Detached
£1,100 Per Calendar Month

Council Tax Band: E
EPC Rating: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*



Hayfield Close, Eden Park, TS26 0RJ

An impressive and rarely available FIVE BEDROOM detached property which offers spacious, well proportioned and versatile accommodation that benefits from THREE RECEPTION AREAS. This modern family home is offered to the market for rent on an UNFURNISHED basis and is AVAILABLE FROM APPROXIMATELY MID SEPTEMBER. An early viewing comes recommended, with further benefits including a modern kitchen and bathroom, gas central heating and uPVC double glazing. The full layout comprises: to the ground floor, entrance hall, guest cloakroom/WC, lounge, separate sitting room, family room and generous kitchen/diner with attractive gloss units and quartz worktops. To the first floor are five good sized bedrooms, four of which benefit from fitted wardrobes, they are served by the family bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance front, with useful off street parking for three cars. A gate to the side of the property leads through to the enclosed rear garden with lawn and patio areas. Hayfield Close forms part of the modern Eden Park development off Hart Lane which is well situated for both schools and amenities, whilst being located amongst similar calibre homes.

UNFURNISHED

REQUIRED EARNINGS: Tenants £33,000pa; Guarantor, if required £39,600pa

BOND £1,100

GROUND FLOOR

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

16'01 x 10'11 (4.90m x 3.33m)

SITTING ROOM

12'03 x 10'11 (3.73m x 3.33m)

FAMILY ROOM

15'10 x 8'02 (4.83m x 2.49m)

GENEROUS KITCHEN/DINER

17'05 x 13'03 (5.31m x 4.04m)

FIRST FLOOR

LANDING

BEDROOM ONE

13'08 x 10'11 (4.17m x 3.33m)

BEDROOM TWO

11'01 x 10'03 (3.38m x 3.12m)

BEDROOM THREE

10'01 x 7'07 (3.07m x 2.31m)

BEDROOM FOUR

12'00 x 8'03 (3.66m x 2.51m)

BEDROOM FIVE

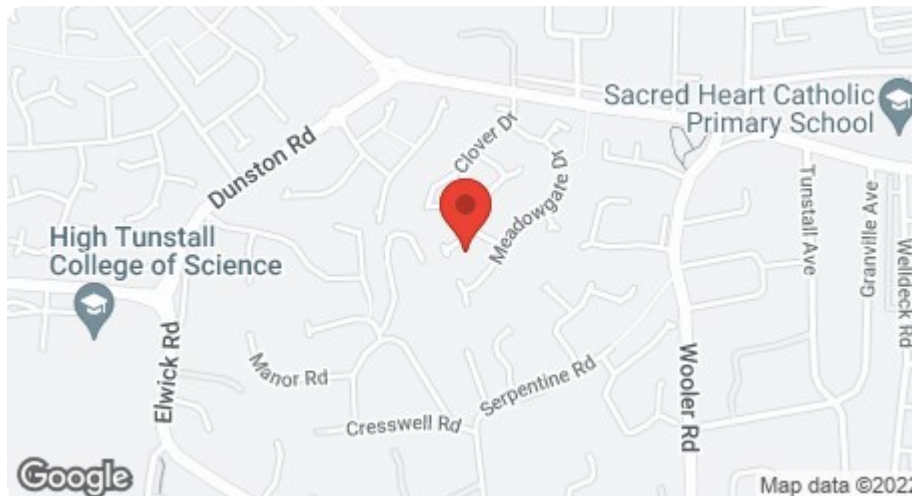
9'00 x 6'11 (2.74m x 2.11m)

FAMILY BATHROOM

10'10 x 5'07 (3.30m x 1.70m)

OUTSIDE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
 Tel: 01429 891100
 hartlepool@robinsonsteesvalley.co.uk
 www.robinsonsteesvalley.co.uk

ROBINSONS
 SALES • LETTINGS • AUCTIONS *Tees Valley*