



**** AVAILALBE EARLY AUGUST**** A modern 4 bedroom detached house offered for rent unfurnished. The property occupies a pleasant cul-de-sac position and has an open outlook to the front. It is warmed by gas CH and has uPVC DG. Briefly comprising: entrance vestibule, spacious through lounge/dining room, modern fitted kitchen incl. built-in oven/hob/extractor which in turn leads to the utility room and cloakroom/WC. To the 1st floor are 4 bedrooms, the master bedroom having built-in sliding wardrobes and a modern en-suite shower room/WC, plus a bathroom/WC with a white suite. Externally are gardens to front and rear, the latter being of a generous size. A good sized driveway leads to the integral garage. **LONG TERM LET AVAILABLE. EPC RATING: D**

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

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

**REQUIRED EARNINGS: Tenants £28,500pa; Guarantor, if required £34,200pa
BOND £1096**

Ark Royal Close, Hartlepool, TS25 1DH

4 Bedroom - House - Detached

£950 PCM

EPC Rating: D

TENURE:

COUNCIL TAX BAND:

Ark Royal Close, Hartlepool, TS25 1DH



Reception

16'2" x 13'2" lounge area (4.93 x 4.01 lounge area)

Kitchen

9'8" x 9'5" (2.95 x 2.87)

Bedroom

9'6" x 13'0" (2.90 x 3.96)

Bedroom

9'8" x 9'6" (2.95 x 2.90)

Bedroom

9'4" x 7'9" (2.84 x 2.36)

Bedroom

6'4" x 5'9" (1.93 x 1.75)

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		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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**
ESTATE AGENTS