



Offered to LET on an UNFURNISHED BASIS - A modern and well presented THREE BEDROOM end terraced property offering accommodation ideal for a growing family. The home features an impressive kitchen/diner, conservatory extension and modern upgraded bathroom, whilst further benefitting from gas central heating, uPVC double glazing, off street parking and southerly aspect rear garden. Situated close to amenities, schools and transport links and within an easy stroll of Hartlepool town centre. An internal viewing comes recommended, with a layout which briefly comprises: entrance vestibule with stairs to the first floor, generous lounge with storage, full width kitchen/diner with built-in oven, hob and extractor, conservatory, three bedrooms, all with built-in wardrobes, and a modern bathroom which incorporates a three piece white suite and chrome fittings. Externally are low maintenance gardens to both the front and rear, with double timber gates opening to provide useful off street parking. A gate to the side leads through to the enclosed rear garden which enjoys a southerly aspect.

UNFURNISHED/NO SMOKERS/NO PETS

REQUIRED EARNINGS: Tenants: £18,750pa; Guarantor: if required £22,500pa

BOND: £721

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

Hartley Close, Hartlepool, TS26 8BX

3 Bed - House - End Terrace

£625 Per Calendar Month

EPC Rating: C

Council Tax Band: A

Tenure: Freehold



Hartley Close, Hartlepool, TS26 8BX



Ground Floor



Floor 1

Approximate total area⁽¹⁾
713.54 ft²
66.29 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
			88

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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE
01429 891100
hartlepool@smith-and-friends.co.uk
www.smith-and-friends.co.uk

