

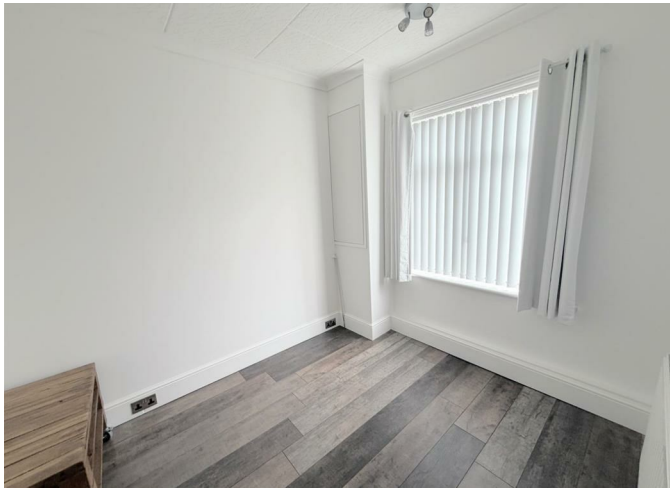
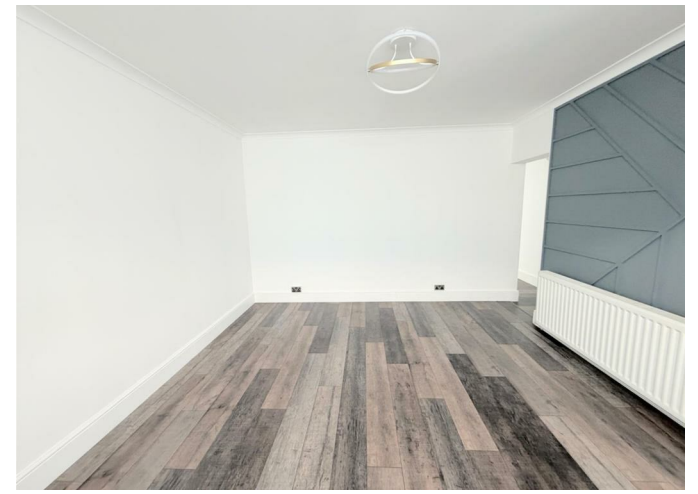
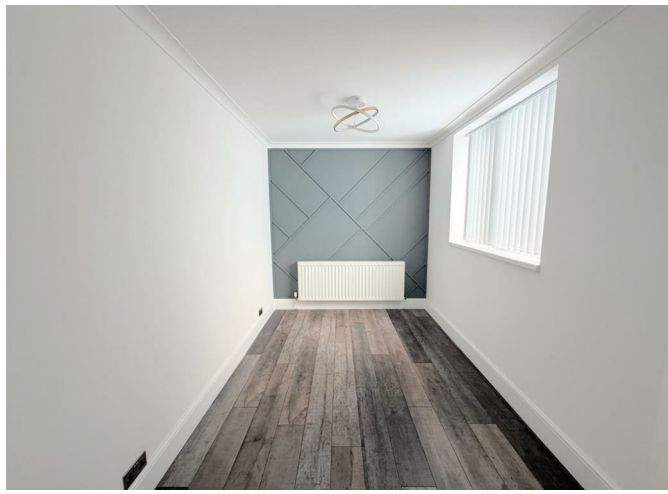
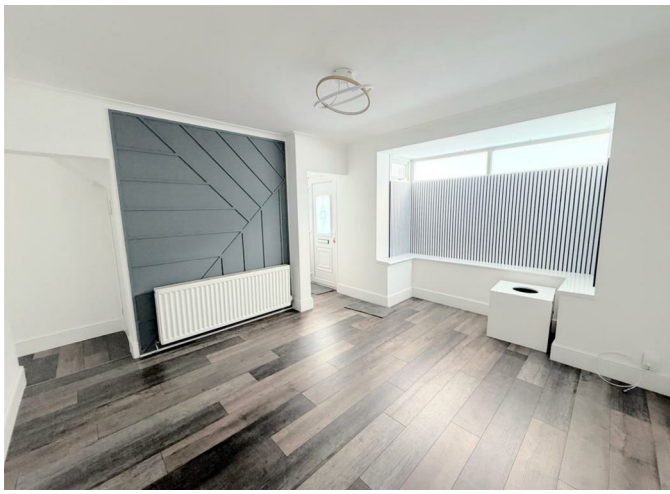


**Kendal Road, TS25 1QY**  
**2 Bed - House - Mid Terrace**  
**£625 Per Calendar Month**

**Council Tax Band: A**  
**EPC Rating: C**  
**Tenure: Freehold**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



## Kendal Road, TS25 1QY

Offered TO LET on an UNFURNISHED basis, this impressive two bedroom mid terraced property offers recently refurbished and upgraded accommodation that benefits from two reception rooms and a modern first floor bathroom. The home further features uPVC double glazing, gas central heating and alarm system with cameras included. The deceptively spacious accommodation has been fully redecorated with neutral colours, includes new flooring, internal doors and upgraded sockets, switches and lighting. The layout briefly comprises: entrance vestibule with stairs to the first floor and access to the bay fronted lounge, the separate dining room links to the kitchen which is fitted with units to base and wall level, with a built-in oven, hob and extractor included. To the first floor are two good size bedrooms and the bathroom which incorporates a three piece white suite and chrome fittings. Externally is a low maintenance palisade to the front and an enclosed yard to the rear with decking and rear gate. Kendal Road is well situated for schools and amenities, whilst being within close proximity of Hartlepool town centre.

UNFURNISHED/NO SMOKERS

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)

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via uPVC double glazed entrance door with uPVC double glazed fanlight above, fitted with modern laminate flooring, staircase to the first floor with fitted carpet, access to:

#### FRONT LOUNGE

14'5 x 12'4 (4.39m x 3.76m )

A generous lounge with large uPVC double glazed bay window to the front aspect, modern laminate flooring, panelling to feature wall, coving to ceiling, television point, convector radiator.

#### INNER PASSAGE

Matching laminate flooring, under stairs storage cupboard.

#### REAR RECEPTION ROOM/DINING ROOM

15'7 x 7'8 (4.75m x 2.34m)

Ideally situated off the kitchen with modern laminate flooring, panelling to feature wall, coving to ceiling, uPVC double glazed window looking out to the rear yard, convector radiator.

#### KITCHEN

11'4 x 5'4 (3.45m x 1.63m)

Fitted with a range of units to both base and wall level with complementing roll-top work surfaces in an 'L' shaped layout incorporating an inset single drainer sink unit with modern chrome spray and mixer tap, built-in electric oven with four ring gas hob above and extractor hood over, tiling to splashback, recess with plumbing for washing machine, three drawer unit to base level, glass fronted display cabinets to eye level, uPVC double glazed window to the side aspect, uPVC double glazed door to the rear yard, 'tile' effect laminate flooring.

#### FIRST FLOOR; LANDING

Fitted carpet, hatch to loft space, access to both bedrooms and bathroom.

#### BEDROOM ONE

11'4 x 10'4 (3.45m x 3.15m)

Two uPVC double glazed windows to the front aspect, modern laminate flooring, coving to ceiling, convector radiator.

#### BEDROOM TWO

9'9 x 8'0 (2.97m x 2.44m)

uPVC double glazed window to rear aspect, modern laminate flooring, convector radiator.

#### BATHROOM/WC

7'2 x 5'2 (2.18m x 1.57m)

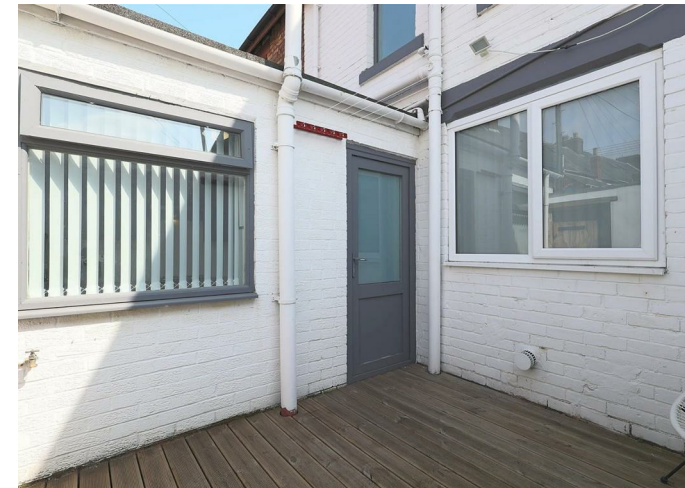
Fitted with a modern three piece white suite and chrome fittings comprising: panelled bath with chrome mixer tap and shower attachment, inset wash hand basin with chrome mixer tap and white gloss vanity drawers below, mirror fronted vanity cabinet over, close coupled WC, attractive panelling to walls, uPVC double glazed window to the rear aspect, convector radiator.

#### OUTSIDE

The property features a palisade to the front and an enclosed yard to the rear which has been decked, with gated access.

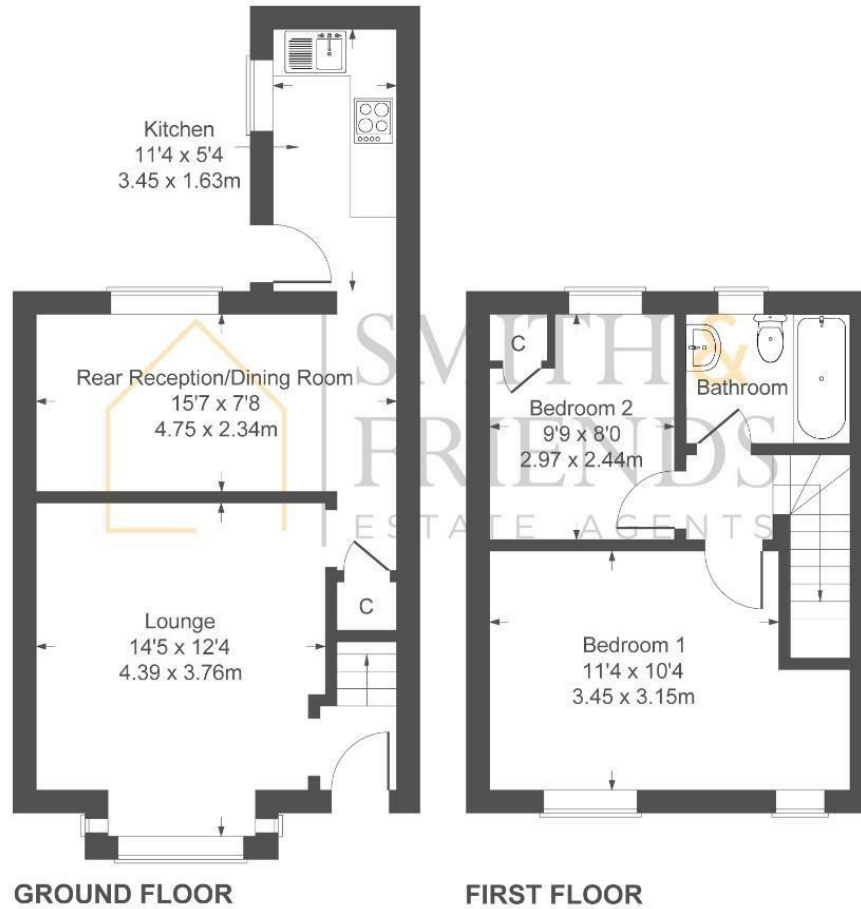
#### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.



# Kendal Road

Approximate Gross Internal Area  
715 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b> 72
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.

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

