



**** FIRST MONTHS RENT HALF PRICE**** - A two bedroom mid terraced house which is offered for rent **UNFURNISHED**. The property has gas central heating via a combination boiler and uPVC double glazing. The accommodation briefly comprises: lounge, kitchen with a range of wall, base and drawer units and a family bathroom/WC which has a white suite. To the first floor are two bedrooms. Externally is an enclosed rear yard.

UNFURNISHED/NO SMOKERS

REQUIRED EARNINGS: Tenants £14,250pa; Guarantor, if required £17,100pa

BOND £548

(Application is subject to a holding fee - please refer to our website for further details)

Eton Street, Hartlepool, TS25 5SG

2 Bedroom - House - Mid Terrace

£475 Per Calendar Month

EPC Rating: C

TENURE: Freehold

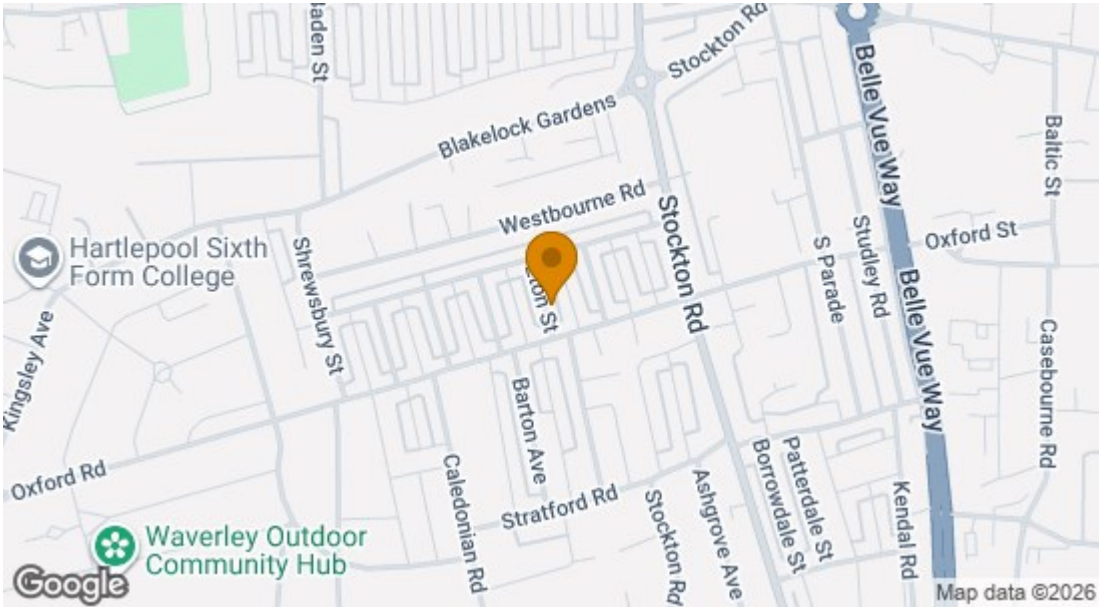
COUNCIL TAX BAND: A



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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
		



For clarification we have prepared these 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 rent, 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.

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