



Fully refurbished and immaculate throughout this three bedroom property is offered for LET on an UNFURNISHED BASIS, close to local amenities with generously proportioned rooms, early viewing is recommended. Comprising of: entrance hall, lounge, open plan dining kitchen and family bathroom with separate WC. To the first floor there are three decent sized bedrooms. Externally is an enclosed rear yard.

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

UNFURNISHED/NO SMOKERS/PETS CONSIDERED

REQUIRED EARNINGS:TENANTS: £18,000pa; GUARANTORS: if required £21,600pa

BOND £692

Chester Road, Hartlepool, TS24 8QP

3 Bedroom - House - Mid Terrace

£600 Per Calendar Month

EPC Rating: E

TENURE:

COUNCIL TAX BAND: A

106 York Road, Hartlepool, TS26 9DE



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

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 **SMITH & FRIENDS**
ESTATE AGENTS