



OFFERED FOR LET ON AN UNFURNISHED BASIS - this generously proportioned three-bedroom bay-fronted mid-terrace family home . With modern fixtures, fittings, and neutral décor throughout. The spacious layout comprises of; Entrance hallway, two reception rooms fitted kitchen and family bathroom, to the first floor there are three bedrooms. Externally, the home benefits from a front palisade, a private rear courtyard, and convenient on-street parking.

UNFURNISHED NO SMOKERS
REQUIRED EARNINGS: Tenants £19,500pa; Guarantor, if required £23,400pa
BOND £750
(Application is subject to a Holding Fee - please refer to our website for further details)

Collingwood Road, Hartlepool, TS26 8QT
3 Bedroom - House
£650 Per Month
EPC Rating: E
TENURE:
COUNCIL TAX BAND: A



Collingwood Road, Hartlepool, TS26 8QT



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			
		53	82
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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