



Smith and Friends are delighted to offer for LET on an UNFURNISHED basis this deceptively spacious THREE bedroom end terraced. Well positioned within this popular part of Easter Side, close to local amenities and main commuter routes. The accommodation briefly comprises of: Lounge leading onto the spacious open plan Kitchen/Diner that leads onto to a private rear Garden. The first floor offers three well proportioned Bedrooms accompanied by a family Bathroom. Externally this home has a paved front with a driveway as well as an easily maintained rear Garden.

Energy Rating D
Council Tax Band A

DEPOSIT- £865

Tenant required earnings -£22,800 If required, Guarantor earnings-£27,360
(Application is subject to a Holding Fee - please refer to our website for further details)

Kesteven Road, Middlesbrough, TS4 3QF

3 Bed - House

£750 Per Calendar Month

EPC Rating: D

Council Tax Band: A

Tenure:

Kesteven Road, Middlesbrough, TS4 3QF



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	58	
(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, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX
01642 313666
middlesbrough@smith-and-friends.co.uk
www.smith-and-friends.co.uk

 **SMITH & FRIENDS**
ESTATE AGENTS