



An attractive three bedroom semi detached property situated in the popular TS3 area within easy reach to local amenities. The accommodation briefly comprises; spacious living room, fully equipped kitchen, three first floor bedrooms and family bathroom. Externally, the property occupies a fantastic plot which is block paved to the front and to the rear laid to astro-turf and decked areas. Viewings come highly recommended to fully appreciate.

**Holdenby Drive, Middlesbrough, TS3 0BB**  
**3 Bed - House - Semi-Detached**  
**£110,000**  
**EPC Rating: D**  
**Council Tax Band: A**  
**Tenure: Freehold**



# Holdenby Drive, Middlesbrough, TS3 0BB



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

