



Smith & friends are delighted to offer for rent this stunning 2/3 bedroom semi detached home situated in Acklam. The living accommodation briefly comprises; entrance hall, living room/dining area and modern fitted kitchen leading to the garage which has access to the rear. To the first floor are three bedrooms and a bathroom fitted with a three piece suite. Externally to there are front and rear gardens and a driveway which offers extensive parking leading to the garage. Viewings come highly recommended to fully appreciate.

Energy Rating D  
Council Tax Band B

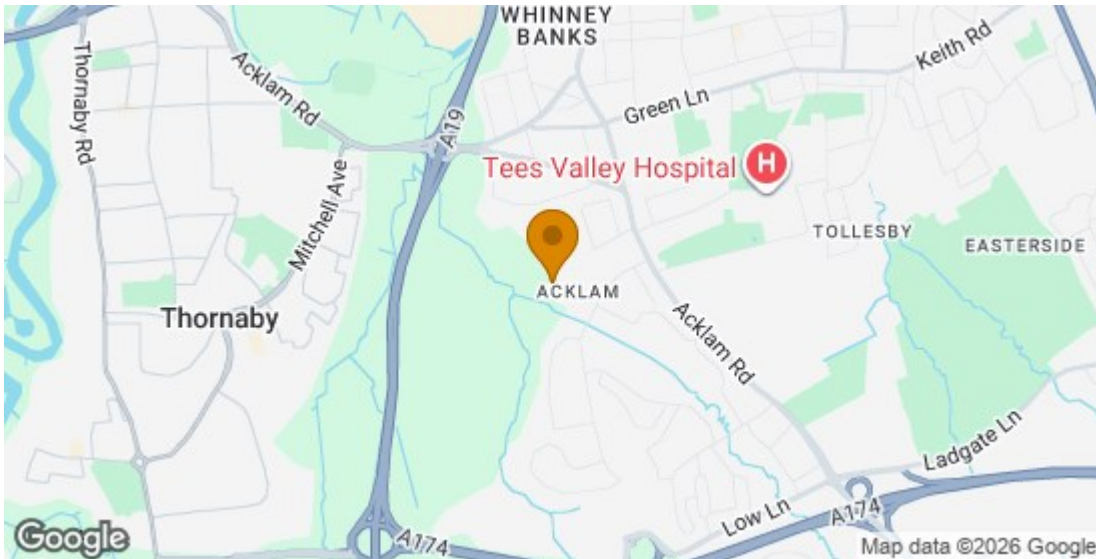
Bond £1038

Required earnings; tenant £27,000 guarantor if needed; £32,400  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Yearby Close, Middlesbrough, TS5 8LY**  
**3 Bedroom - House - Semi-Detached**  
**£900 Per Month**  
**EPC Rating: D**  
**TENURE:**  
**COUNCIL TAX BAND: B**



# Yearby Close, Middlesbrough, TS5 8LY



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