

SMITH & FRIENDS offer to let this well presented three bedroom semi detached property situated on a new estate in Hemlington. The spacious accommodation briefly comprises; entrance hall, living room, downstairs WC and an open plan modern kitchen/diner with access to the garden. To the first floor landing are three bedrooms, the master bedroom with the benefit of an en suite shower room and an attractive bathroom fitted with a three piece suite. Externally to the rear of the property is a generous size garden. To the front of the property is lawn with a drive to the side and gated access. (NO MATTRESS)

BOND -£1211

Energy Rating B  
Council Tax C

Required earnings; tenant £30,600 guarantor if needed; £36,720  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Parnaby Way, Middlesbrough, TS8 9NG**

**3 Bedroom - House - Semi-Detached**

**£1,050 Per Calendar Month**

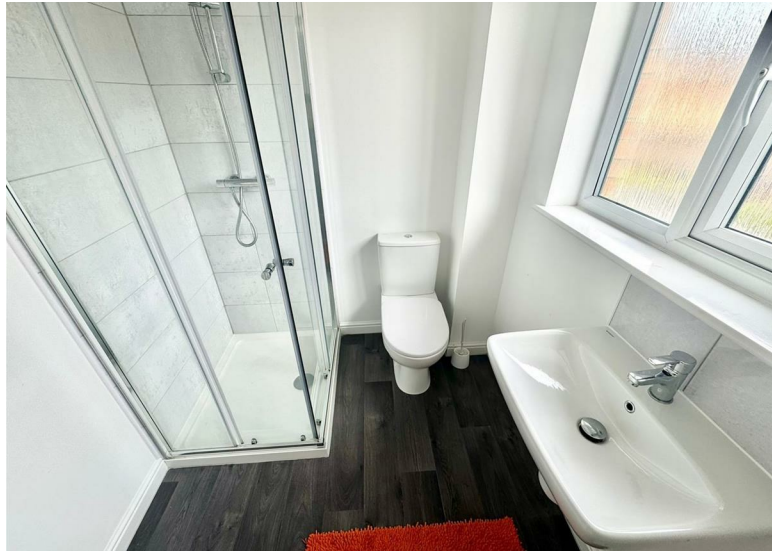
**EPC Rating: B**

**TENURE:**

**COUNCIL TAX BAND: C**



# Parnaby Way, Middlesbrough, TS8 9NG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(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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