



Smith and Friends estate agents are delighted to offer for rent this well presented three bedroom semi detached property situated within close proximity to main commuter routes, amenities and well regarded schools. The deceptively spacious living accommodation briefly comprises; lengthy entrance hall with stairs to the first floor, lounge to the front aspect, rear dining room and fitted kitchen. To the first floor landing are three bedrooms and family bathroom suite fitted with a three piece suite. Externally to the front of the property is off road parking for up to 2 cars and to the rear is a larger than average garden.

EPC Rating - D
Council Tax - C

REQUIRED EARNINGS: Tenants £27,000pa; Guarantor, if required £32,400pa

RENT £900 PCM

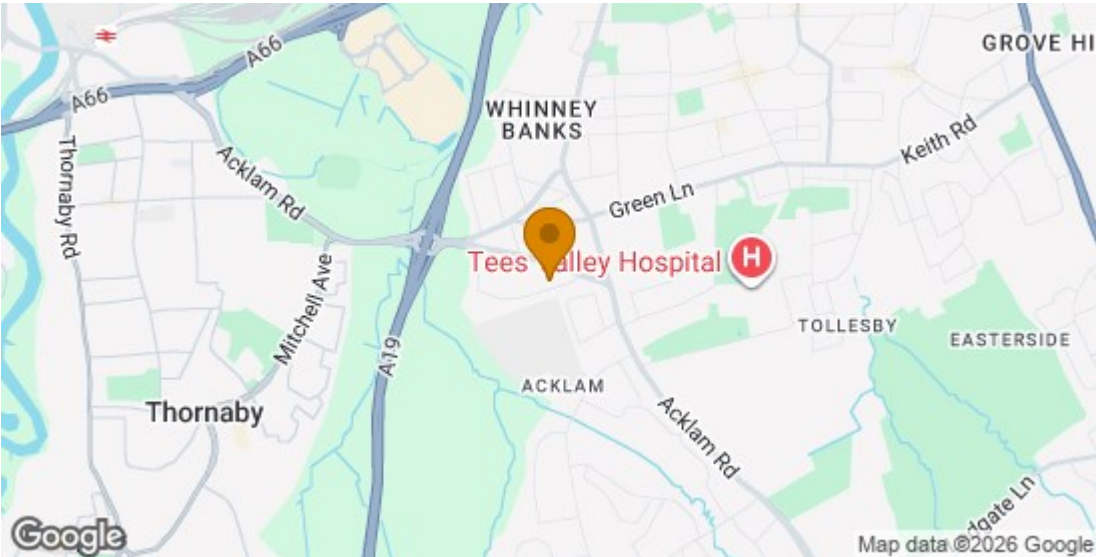
BOND £1,038

(Application is subject to a Holding Fee - please refer to our website for further details)

Chalford Oaks, Acklam, TS5 8QF
3 Bedroom - House - Semi-Detached
£900 Per Month
EPC Rating: D
TENURE:
COUNCIL TAX BAND: C

 **SMITH &
FRIENDS**
ESTATE AGENTS

Chalford Oaks, Acklam, TS5 8QF



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		64	82
(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			
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

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX

01642 313666

middlesbrough@smith-and-friends.co.uk

