



Smith & Friends are delighted to Let this spacious three bedroom terraced property, within walking distance of well regarded schools and local amenities, early viewings strongly recommended. Comprising of: entrance hall, downstairs toilet, kitchen, and lounge which opens into the rear garden, . To the first floor there are three good sized bedrooms and modern family bathroom. Also benefiting from a fully boarded attic (accessed from a fixed staircase off the landing)uPVC double glazing, gas central heating, enclosed gardens to front and rear with single garage.

BOND -£980

Energy Rating C
Council Tax B

Required earnings; tenant £25,800 guarantor if needed; £30,960
(Application is subject to a Holding Fee - please refer to our website for further details)

Hackness Walk, Middlesbrough, TS5 7LS

3 Bedroom - House - Mid Terrace

£850 Per Calendar Month

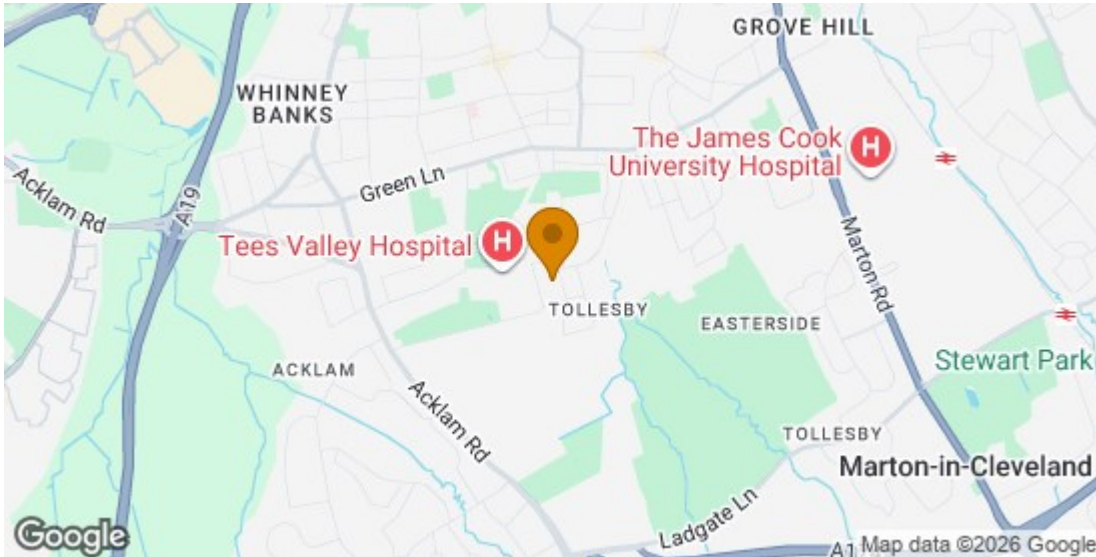
EPC Rating: C

TENURE:

COUNCIL TAX BAND: B



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	71	78
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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