



AVAILABLE MID JUNE 2025. SMITH & FRIENDS are delighted to offer to the market FOR RENT this deceptively spacious three bedroom town house. The house is conveniently located on the popular Scholars Rise estate within easy access to James Cook hospital and Middlesbrough town centre. The well presented accommodation briefly comprises; entrance hallway, downstairs WC, high gloss modern kitchen, good sized living area with French doors leading to rear garden. To the first floor there are two double bedrooms, one with fitted wardrobes and a family bathroom with a white three piece suite and chrome fittings. To the second floor which has the added benefit of an en suite. Externally, there is a driveway and on street parking.

PETS CONSIDERED . PLEASE CALL OFFICE FOR FURTHER INFORMATION.

Energy Rating C  
Council Tax Band C

DEPOSIT- £1125

Tenant required earnings -£29,400 If required, Guarantor earnings-£35,280  
(Application is subject to a Holding Fee - please refer to our website for further details)

**Turnbull Way, Middlesbrough, TS4 3RS**

**3 Bed - House - Mid Terrace**

**£975 Per Month**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure:**

# Turnbull Way, Middlesbrough, TS4 3RS



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		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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