



SMITH & FRIENDS are delighted to offer for rent this stunning three bedroom (BEDROOM 3 is used as study/ dressing room, not suitable to accommodate a bed) property for rent on an unfurnished basis. The property is conveniently located within easy reach to James Cook University Hospital and local amenities. The well presented accommodation briefly comprises; entrance hall, living room with media wall, stunning open plan kitchen with the benefit of dishwasher, washer/drier combi, fridge/freezer, oven/hob and QKettle instant hot water tap with utility space and downstairs WC. To the first floor are three rooms (one currently used as a study with fitted desk and wardrobes), an en suite to the master bedroom and separate family bathroom. To the front of the property there is off street parking available and to the rear is an enclosed yard which is paved and laid to Astro-turf. Viewings come highly recommended to fully appreciate.

Professionals Only
NO PETS

Council Tax Band C
Energy Rating B

BOND £1148

Tenant required earnings - £33,000, If required, Guarantor earnings - £39,600
(Application is subject to a Holding Fee - please refer to our website for further details)

Foxglove Close, Ladget Lane, Middlesbrough, TS4 3TT

3 Bed - House - Semi-Detached

£995 Per Calendar Month

EPC Rating: B

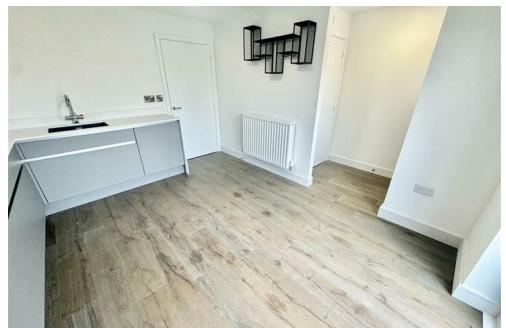
Council Tax Band: C

Tenure:

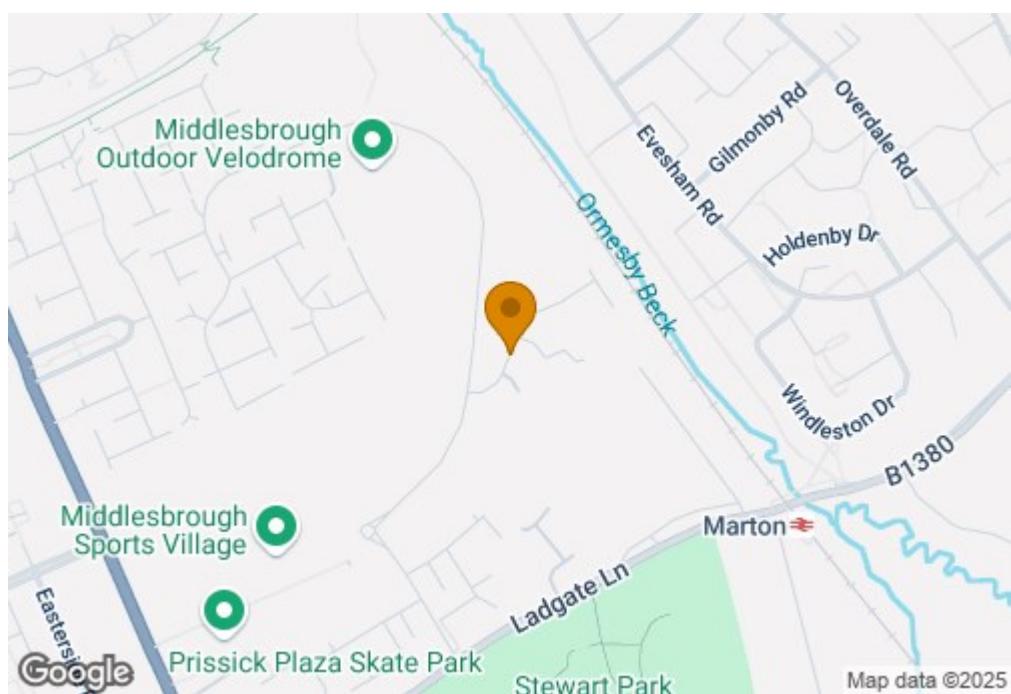


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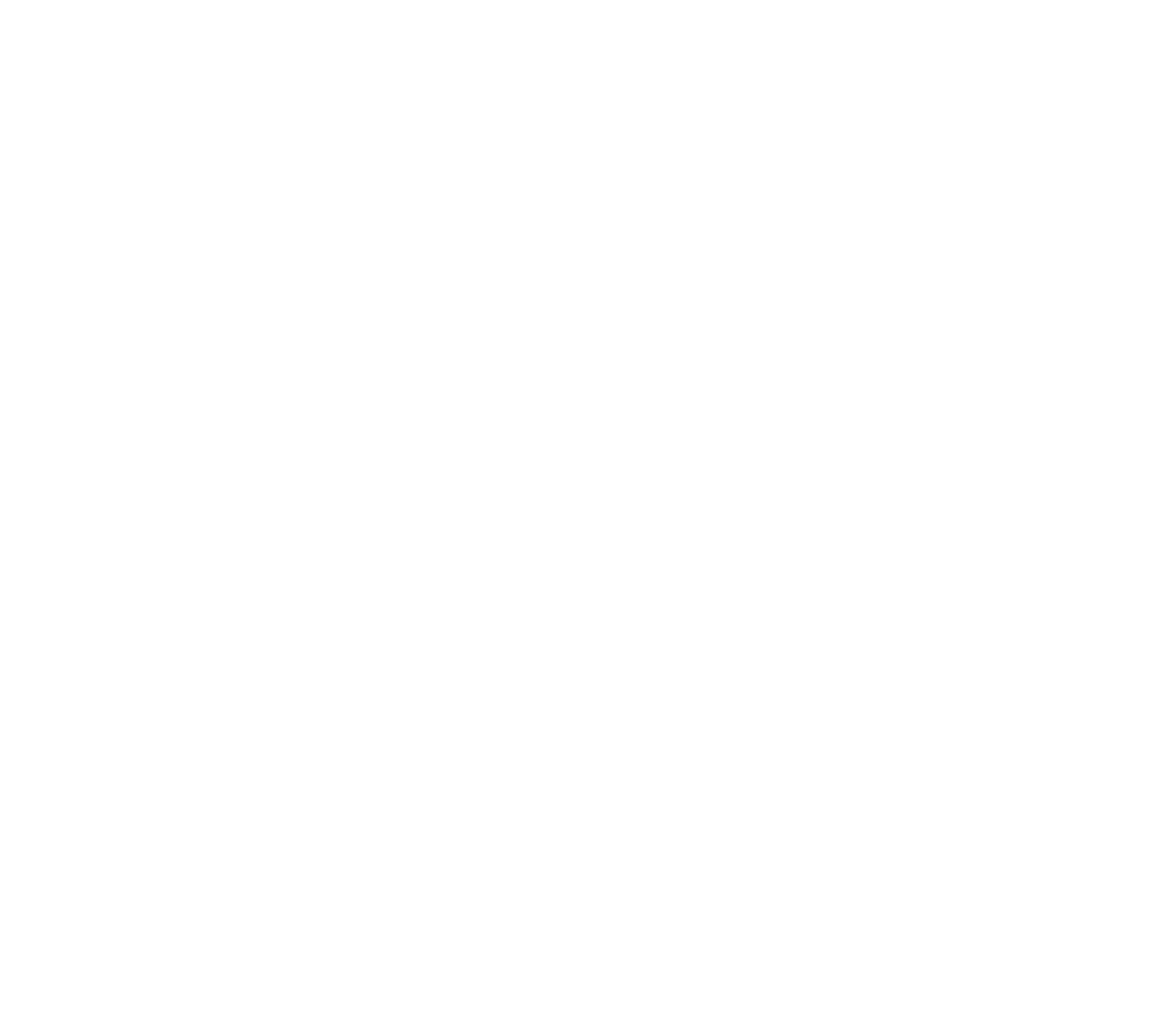
Foxglove Close, Ladget Lane, Middlesbrough, TS4
3TT



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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 incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	83	
(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

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www.smith-and-friends.co.uk

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