



AVAILABLE TO LET – JANUARY 2026

This well-presented two-bedroom semi-detached home is located in a quiet cul-de-sac within the popular area of Eaglescliffe.

The accommodation briefly comprises an entrance hallway leading to a bright open-plan lounge and a modern fitted kitchen on the ground floor. To the first floor are two generous double bedrooms and a contemporary family bathroom.

Externally, the property benefits from gardens to both the front and rear, along with ample off-street parking.

Location:

Rye Close is ideally situated in a peaceful residential setting while remaining conveniently placed for local shops, amenities, and schools. Yarm High Street is approximately a ten-minute drive away, offering a wide range of bars, restaurants, and boutique shops.

For a viewing contact SMITH AND FRIENDS - Estate agents Stockton, Early Viewing is Highly Recommended

REQUIRED EARNINGS - TENANTS: £24,000pa; GUARANTORS: if required £28,000pa
RENT £800
BOND £923

(Application is subject to a holding fee - please refer to our website for further details)

Rye Close, Stockton-On-Tees, TS16 0JR

2 Bedroom - House - End Terrace

£800 PCM

EPC Rating:

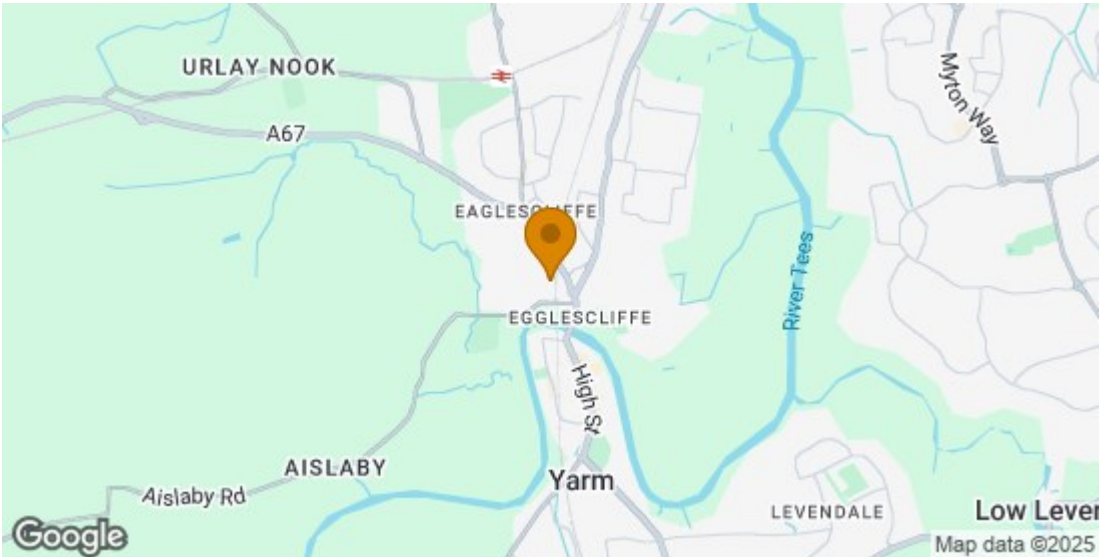
TENURE:

COUNCIL TAX BAND: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Rye Close, Stockton-On-Tees, TS16 0JR



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		
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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