



A lovely maintained two bedroom semi detached property. The property offers accommodation which in our opinion would suit family dwelling. To the first floor are two bedrooms and family bathroom. Externally there is an open plan lawn area to the front, to the rear is a low maintenance garden with hardstanding area providing off road parking accessed via double gates.

Please contact the estate agent for more details.

EPC Rating 'D'

Rent £400 pcm

Bond £400

DSS considered. No pets.

Tenants required earnings: £13,800. Guarantors required earnings: £15,560

**Millfield Road, Fishburn, TS21 4DT**  
**2 Bed - House - End Terrace**  
**£400 Per Calendar Month**

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p><b>Energy Efficiency Rating</b></p> <p>Very energy efficient - lower running costs</p> <p>102-90% <b>A</b></p> <p>81-91% <b>B</b></p> <p>69-80% <b>C</b></p> <p>54-64% <b>D</b></p> <p>39-54% <b>E</b></p> <p>21-39% <b>F</b></p> <p>1-20% <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>			
<p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>102-91% <b>A</b></p> <p>81-91% <b>B</b></p> <p>69-80% <b>C</b></p> <p>54-64% <b>D</b></p> <p>39-54% <b>E</b></p> <p>21-39% <b>F</b></p> <p>1-20% <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>England &amp; Wales EU Directive 2002/91/EC</p>			

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