



## PUMP COTTAGE, 6 WELLS COTTAGES, EGGLESCLIFFE, TS16 9DA

- ▲ Period Cottage Believed To Date Back To Circa 1680
- ▲ Beamed Ceilings To A Number Of Rooms
- ▲ Lounge & Dining/Play Room
- ▲ Fitted Breakfast Kitchen With Family Area (Some Appliances Included)
- ▲ Utility Area With Cloakroom/W.C Off
- ▲ Three Bedrooms (En-Suite To Master)
- ▲ Contemporary Styled Family Bathroom With Shower Enclosure
- ▲ Walled Rear Garden/Parking Provision To The Front
- ▲ Available Early August On A Part Furnished Basis
- ▲ No Pets, Smokers Or DSS. Bond £1095



Residential Lettings

Rent: £895 Per Calendar Month Bond: £995

Michael Poole  
property consultants

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

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## GROUND FLOOR

**PORCH ENTRANCE - ;**

**HALLWAY - ;**

**LOUNGE - 5.26m x 4.6m (17'3" x 15'1")**  
With a wooden floor and beamed ceiling.

**DINING/FAMILY ROOM - 4.88m x 3m (16' x 9'10")**  
With a wooden floor.



**KITCHEN - 9.5 (31'2")m x 4.88 (16')m reducing to 2.8 (9'2")m reducing to 9'2.** Incorporating a breakfast/family area. With dual aspect windows and bi-folding doors giving direct access to the rear enclosed garden; built-in five ring electric hob with chrome extractor hood over; and built-in double oven.

**UTILITY AREA - 1.63m x 1.4m (5'4" x 4'7")**  
With a washing machine.

**CLOAKROOM/WC -** With a white two-piece suite, wall-mounted Baxi combination boiler and extractor unit.

**TO VIEW:** Contact our Ingleby Barwick office on  
Tel: **01642 763636**



tel: **01642 649 649** email: [lettings@michaelpoole.co.uk](mailto:lettings@michaelpoole.co.uk)

To apply for this property please email or call Michael Poole using the above details

In order to apply for this or any other properties through Michael Poole, you will have to pay an administration fee. This consists of :  
£180 for a single person application  
£250 for a joint application  
£70 extra for each additional applicant  
£50 Guarantor application  
£300 Company application

The application fee is used to carry out Referencing and Credit checks to confirm suitability.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	69
(39-54)	E		
(21-38)	F		
(1-20)	G		