



## 54 CANON GROVE

YARM, TS15 9XE

£1,150 PER MONTH

\*\* VERY WELL PRESENTED FAMILY HOME FOR RENT \*\* FOUR BEDROOM DETACHED HOUSE \*\* POPULAR AREA CLOSE TO EXCELLENT SCHOOLS \*\* ENSUITE TO MAIN BEDROOM \*\* CLOAKROOM & UTILITY \*\* NEW BAXI COMBI BOILER \*\* GARDENS FRONT & REAR \*\* DRIVEWAY & GARAGE \*\* ENERGY RATING D \*\* COUNCIL TAX BAND D £2613.59 pa \*\*

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	83
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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