

TO LET



Church Street, Guisborough

1 Bedroom, 1 Bathroom, Maisonette

£595 pcm



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£595 pcm

Date available: 2nd January 2025

Deposit: £595

Unfurnished

Council Tax band:

- 1 BEDROOM
- MAISONETTE
-
- LOUNGE
- KITCHEN / DINER
- BATHROOM
- SEPERATE WC

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Entrance door, uPVC window, ceiling cornice, carpet flooring and stairs leading to the first floor.

FIRST FLOOR

KITCHEN/DINER Range of wall, base and drawer units with white fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, wall mounted Jaguar gas central heating boiler, vinyl flooring, double panelled central heating radiator, breakfast bar with 2 chairs and uPVC window.

LOUNGE/DINER Ceiling cornice, double panelled central heating radiator, wall lights, room thermostat and uPVC windows x2.

BATHROOM Cladded walls and ceiling. White suite comprising: pedestal wash hand basin, bath with Mira





electric shower over, extractor, laminate flooring, heated towel rail and internal window.

SEPERATE WC White low level WC with push button flush, extractor fan and cupboard under stairs.

SECOND FLOOR

BEDROOM 1 Fitted eaves storage, central heating radiators and Velux windows.

PLEASE NOTE Holding Deposit

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

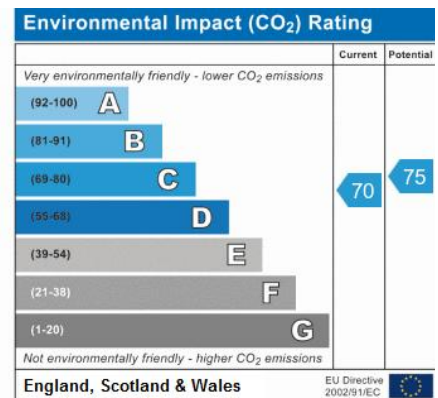
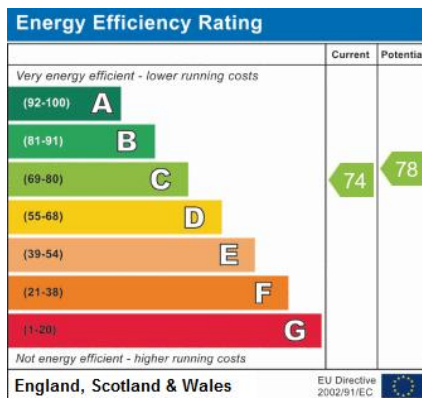
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address



in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.