

**TO LET**



**Eden Street, Saltburn-by-the-sea**

4 Bedrooms, 1 Bathroom, Mid Terraced House

**£1,300 pcm**



## Eden Street, Saltburn-by-the-sea

4 Bedrooms, 1 Bathroom

£1,300 pcm

Date available: 4th January 2025

Deposit: £1,500

Unfurnished

Council Tax band: C

- Recently Renovated
- Situated near local amenities
- Unfurnished
- Rear Yard
- Large Living Room
- Gas Central Heating Boiler
- Four Bedrooms

**FULL DESCRIPTION** Martin and Co are pleased to welcome to the market, a well located FOUR BEDROOM property, situated in the Beautiful Sea Side Town of Saltburn by the Sea. This THREE Storey Town house has been recently decorated throughout, boasts a generous family bathroom with a free standing rolltop bath. The property comprises of an entrance hall, living room, dining room, kitchen and storage room to the ground floor. Family bathroom and three bedrooms to the first floor. Bedroom and storage facility on the second floor. Rear yard and on street parking.

### GROUND FLOOR

**ENTRANCE VESTIBULE** Ceiling cornice, picture rail and dado.

**ENTRANCE HALL** Picture rail, dado, under stair cupboard, central heating radiator, laminate flooring and stairs leading to upper floors.

**LOUNGE** 14' plus bay window x 14' 5" (4.27m x 4.39m) To front aspect. Ceiling cornice, ceiling rose, picture rail, double dado, wooden fire surround with over







mantel mirror, tiled insert and hearth with open fire, double panelled central heating radiator, laminate flooring and uPVC bay window.

**DINING ROOM** 13' 3" x 12' 4" (4.04m x 3.76m) To rear aspect. Ceiling cornice, ceiling rose, picture rail, wooden fire surround with fitted over mantel mirror and cast iron / tiled insert with 'open' fire, double panelled central heating radiator and French doors to the rear yard.

**KITCHEN** 12' 6" x 9' 7" (3.81m x 2.92m) To rear aspect. Range of wall, base and drawer units with beech effect fascias, laminate work surfaces, stainless steel sink unit, tiled splash backs, five ring gas hob, extractor, electric oven, central heating radiator and tiled flooring.

**UTILITY / WORKSHOP / STORE** 12' 6" x 6' 5" (3.81m x 1.96m) To rear aspect. Shelved. Power and light.

**FIRST FLOOR**

**HALF LANDING** Ceiling cornice, ceiling rose and dado.

**BATHROOM** White WC., pedestal wash hand basin, free standing bath, separate shower enclosure, textured ceiling, laminate flooring, cupboard housing gas central heating boiler, central heating radiator and uPVC window.

**LANDING** Ceiling cornice, dado, central heating radiator and stairs leading to the second floor.

**BEDROOM 1** 14' 1" x 12' (4.29m x 3.66m) To front aspect. Ceiling cornice, ceiling rose, dado, ornamental cast iron fire with wooden surround, wall lights, central heating radiator and uPVC window.

**BEDROOM 2** 13' 3" x 12' 5" into recess (4.04m x 3.78m) To rear aspect. Ceiling cornice, ceiling rose, dado, central heating radiator and uPVC window.

**BEDROOM 4** 10' 7" x 6' 9" (3.23m x 2.06m) To front



aspect. Ceiling cornice, ceiling rose, central heating radiator and uPVC window.

**SECOND FLOOR**

LANDING Dado.

BEDROOM 3 12' 6" x 12' 6" (3.81m x 3.81m) Restricted head height. Wall lights, fitted cupboard, double panelled central heating radiator and Velux window.

WALK-IN STORAGE Sloping ceiling and central heating radiator.

**EXTERNALLY**

FRONT FORECOURT

REAR YARD Paved rear yard. Brick store.

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



Address: 6 Eden Street, SALTBURN-BY-THE-SEA, Cleveland, TS12 1JZ  
RRN: 7408-5090-6293-7621-3974

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
	35	58
England & Wales	EU Directive 2002/91/EC	





Approximate total area<sup>#</sup>  
731.87 ft<sup>2</sup>  
67.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor

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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.