

**TO LET**



## **Eskdale Terrace, Guisborough**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**£750 pcm**



## Eskdale Terrace, Guisborough

3 Bedrooms, 1 Bathroom

£750 pcm

Date available: 30th November 2024

Deposit: £850

Unfurnished

Council Tax band: B

- 3 Bedrooms
- Living Room
- Separate Dining Room
- Spacious Kitchen
- Private Rear Yard
- Bathroom
- Close to Town Centre

FULL DESCRIPTION Martin & Co are pleased to present to the market this 3 Bedroom Terrace property briefly comprising of Living Room, Dining Room, Kitchen, 3 Bedrooms and Bathroom with a private rear yard. Conveniently situated close to Town and Local Amenities.

ENTRANCE HALL with central heating radiator and stair access leading to the first floor.

LOUNGE 11' 2" x 12' 11" (3.41m x 3.96m) To front aspect. Textured ceiling, marble fire surround incorporating original fire place to be used for decorative purposes only. Double panelled central heating radiator and bay window.

DINING ROOM 9' 7" x 12' 11" (2.94m x 3.96m) To rear aspect. Wooden fire surround incorporating original fire place - to be used for decorative purposes only. Double panelled central heating radiator and bow window.

KITCHEN 16' 2" x 7' 6" (4.93m x 2.3m) To rear aspect. Range of base wall and drawer units with light wood effect facias. 1 1/2 bowl stainless steel sink unit, tiled





splash backs, laminate work surfaces, extractor hood, wall mounted baxi boiler, tiled flooring, strip lighting, double panelled central heating radiator and uPVC window.

**BATHROOM** Fully tiled. White coloured suite comprising: low level WC with pedestal vanity inset hand wash basin, panelled bath with mixer tap and shower attachment. Tiled floor, central heating radiator and uPVC window.

**BEDROOM 1** 12' 11" x 14' 10" (3.96m x 4.53m) To front aspect. Original feature fire place - to be used for decorative purposes only. Central heating radiator and bow window.

**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.

**BEDROOM 2** 8' 9" x 10' 11" (2.67m x 3.35m) To rear aspect. Built in single storage cupboard, central heating radiator and bow window.

**BEDROOM 3** 7' 8" x 9' 2" (2.34m x 2.81m) To rear aspect. Ceiling cornice, central heating radiator and uPVC bow window.

**REAR YARD** To the rear of the property is yard with outbuilding suitable for storage.

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.

**Right to Rent Checks**

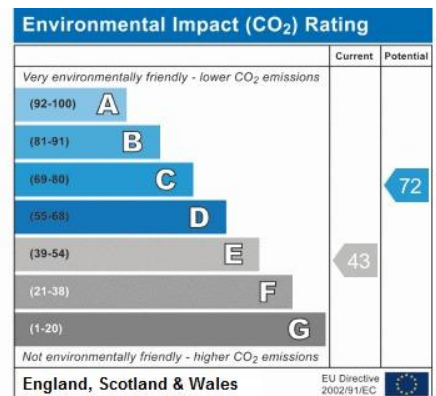
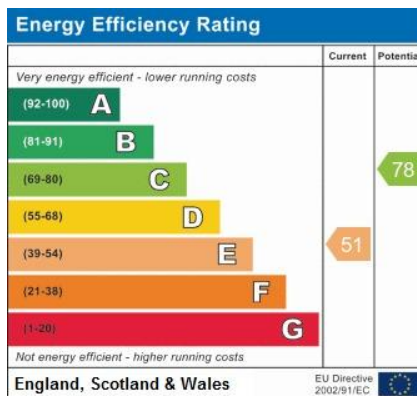
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[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)

**Reference Checks and Credit Worthiness**

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.

Documentation that may be required Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits award letter, WFTC award letter.



Reference:  
4 Eskdale Terrace, Gulsbrough



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## Martin & Co Guisborough

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# 01287 631254



**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.