

**TO LET**



**Colsterdale Close, Billingham**

**3 Bedrooms, 1 Bathroom, Semi-Detached House**

**£900 pcm**



## Colsterdale Close, Billingham

3 Bedrooms, 1 Bathroom

**£900 pcm**

Date available: Available Now

Deposit: £1,000

Unfurnished

Council Tax band: B

- Recently Renovated
- Three Bedrooms
- Close to Local Amenities
- Large through lounge dining room
- Bathroom
- Gas Central Heating Boiler
- Unfurnished

**FULL DESCRIPTION** Martin and Co are pleased to welcome to the market this **THREE** bedroom detached property. Benefiting from a recent refurbishment throughout. Situated close to local amenities and schools. This property would suit a growing family or a couple who require extra space. Call Martin & co to arrange a viewing.

### INTERNAL

#### GROUND FLOOR

**ENTRANCE HALL** uPVC entrance door, central heating radiator, carpet flooring and stairs leading to the first floor.

**LIVING ROOM** To front aspect. Carpet flooring, double panelled radiator and uPVC window

**DINING ROOM** To rear aspect carpet flooring, central heating radiator and uPVC window.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl







stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood vinyl flooring, central heating radiator and uPVC window.

UTILITY ROOM To rear aspect. courtesy door to the garage, central heating radiator and uPVC window and rear door

GARAGE With up and over door, power and light.

## FIRST FLOOR

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, panelled bath, electric shower, glazed side screen, extractor, vinyl flooring, and uPVC window.

BEDROOM 1 To front aspect, central heating radiator and uPVC window.

BEDROOM 2 To rear aspect. central heating radiator

and uPVC window.

BEDROOM 3 To front aspect. central heating radiator and uPVC window.

## EXTERNAL

GARDEN The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a variety of shrubs, bushes and plants. Cold water external tap.

DRIVE space for approximately 3 cars

## 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,



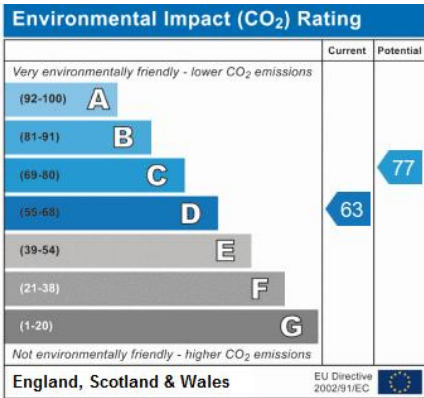
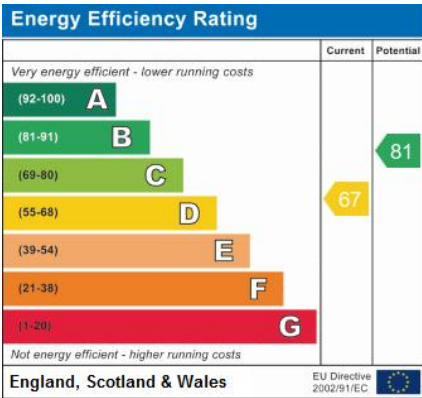
fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

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









Ground Floor

Approximate total area<sup>®</sup>

959.6 ft<sup>2</sup>  
89.15 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: [Guisborough@martinco.com](mailto:Guisborough@martinco.com) <http://www.martinco.com>

# 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.