

TO LET



Glaisdale Road, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£1,100 pcm



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£1,100 pcm

FULL DESCRIPTION Martin & Co Guisborough is delighted to offer for rental this spacious THREE bedroom semi-detached property. Located on the new Bellway development. This property comprises of entrance hall, W/C, lounge, dining kitchen, family bathroom and three good size bedrooms. Externally the property has a front and a large rear garden with paved driveway and garage.

Date available: Available Now

Deposit: £1,200

Unfurnished

Council Tax band:

- Located with the new Bellway Development
- Three bedrooms
- Spacious Lounge
- Dining Kitchen
- Downstairs WC
- Large Rear Garden
- Driveway

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Composite entrance door, double panelled central heating radiator, laminate flooring, under stairs cupboard and stairs leading to the first floor.

WC Part tiled, back to wall W.C. with push button flush, vanity basin with shroud, central heating radiator, vinyl flooring, uPVC double glazed window, inset lighting and wall mounted mirror.

DINING KITCHEN To front aspect. Range of wall, base





and drawer units with light fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, laminate and stainless steel splash backs, laminate work surfaces, gas hob, electric oven, stainless steel extractor hood, space for fridge / freezer, plumbing for washing machine, concealed gas central heating boiler, tiled flooring, inset lighting, double panelled central heating radiator and uPVC double glazed window.

LIVING ROOM To rear aspect. Carpet flooring, double panelled central heating radiator, alcove with inset lighting and double glazed French doors with uPVC double glazed side lights.

FIRST FLOOR

LANDING Loft access hatch and two storage cupboards.

BEDROOM 3 To rear aspect. Central heating radiator, carpet flooring and uPVC double glazed window.

BEDROOM 1 To rear aspect. Pole for wardrobes, central heating radiator, carpet flooring and uPVC double glazed window.

BEDROOM 2 To front aspect. Central heating radiator, carpet flooring and uPVC double glazed window.

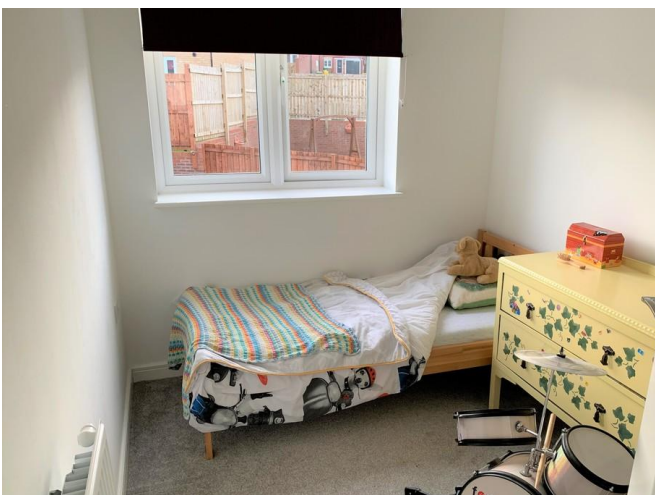
BATHROOM Part tiled. White suite comprising: back to wall low level WC with push button flush, basin with shroud, panelled bath with Mira electric shower over, glazed side screen, extractor, vinyl flooring, central heating radiator, inset lighting, medicine cupboard and uPVC double glazed window.

EXTERNALLY

PARKING Block paved driveway for off street parking

GARAGE With up and over door and rear courtesy door.

GARDENS The front garden is mainly laid to lawn with



borders. The fence enclosed rear garden is laid to lawn with a paved patio area and gate to side.

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.

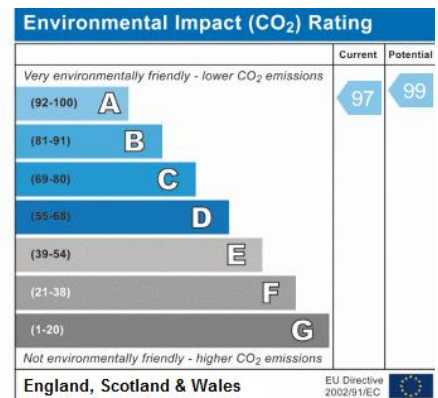
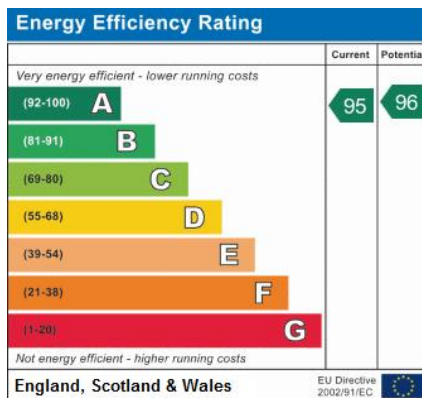
Right to Rent Checks

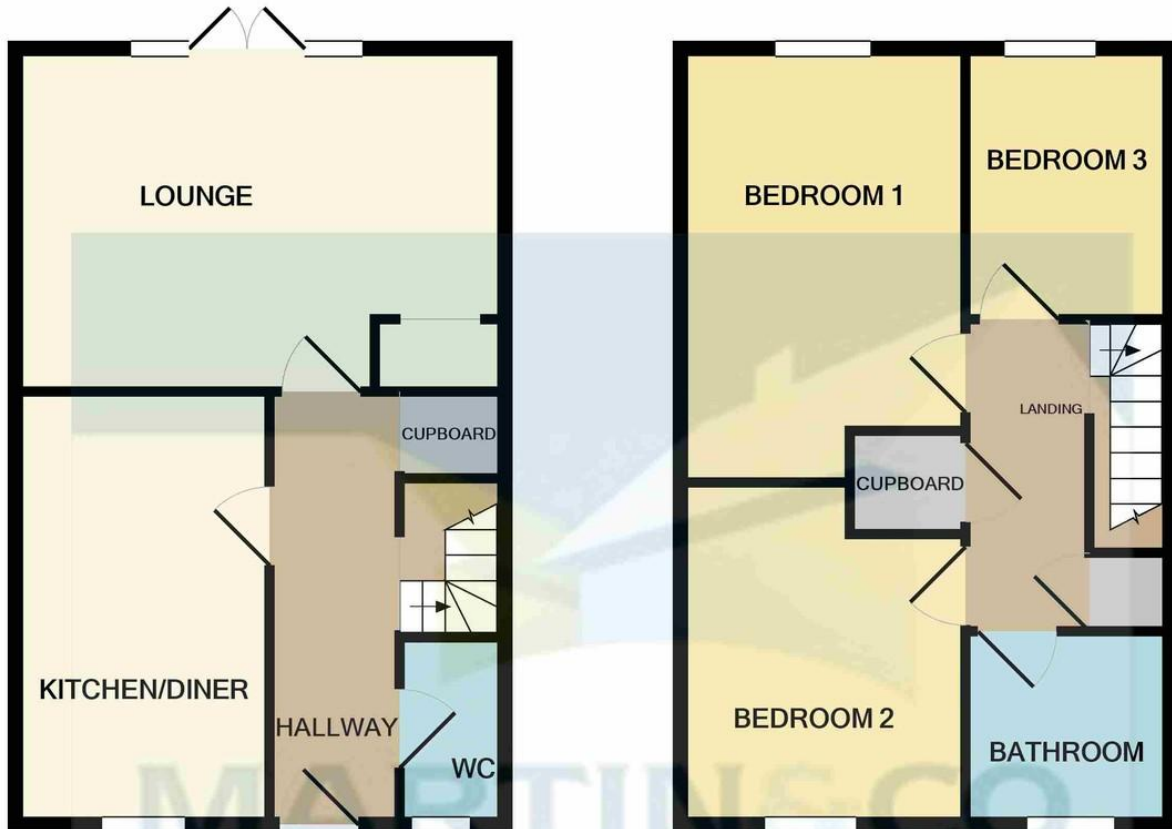
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

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

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.





GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: 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.

