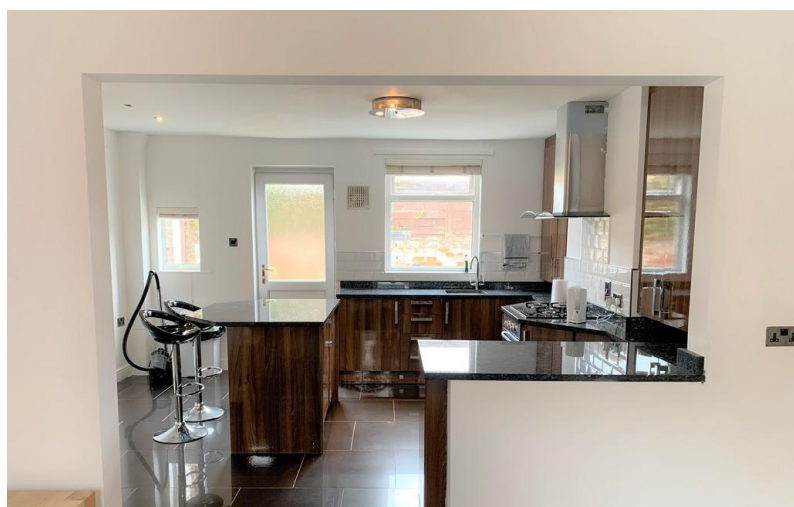


TO LET



Mill Street, Guisborough

2 Bedrooms, 2 Bathroom, End Terraced House

£800 pcm





Mill Street, Guisborough

2 Bedrooms, 2 Bathroom

£800 pcm

Date available: Available Now

Deposit: £923.07

Part Furnished

Council Tax band: A

- Open Plan Kitchen Living Room
- Island in the Kitchen
- 2 Bedrooms
- Loft Room with Double Shower
- Separate Bathroom
- Gas Central Heating
- Private Rear Yard

FULL DESCRIPTION Martin and Co Guisborough are pleased to present this Two Bedroom end terraced house on Mill Street. Briefly comprising of Living Room, Open Plan Kitchen, Bathroom, 2 Bedrooms and Loft Room with Double Shower. This property is conveniently located within walking distance of Guisborough High Street and Bus Routes.

INTERNALLY

GROUND FLOOR

LIVING ROOM 12' 4" x 12' 4" (3.76m x 3.77m) To Front aspect. uPVC entrance door and stairs leading to the front door. Stove fire, carpet flooring, central heating radiator, uPVC window and open place to kitchen.

KITCHEN To rear aspect. Open plan from Living Room. Range of wall, base and drawer units with dark gloss effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, hob, electric oven, extractor hood, integrated fridge and integrated freezer, space for washing machine, concealed, wall mounted Ideal gas central heating





boiler, tiled flooring, inset lighting, central heating radiator and uPVC window.

LOFT/SHOWER ROOM Fitted wardrobes, heated towel rail, double shower and uPVC window.

FIRST FLOOR

EXTERNALLY

LANDING

REAR YARD The wall enclosed rear garden is a paved patio with side alley for the bins.

BATHROOM White suite comprising: low level WC with push button flush, wash hand basin, free standing bath, extractor, vinyl flooring, heated towel rail and uPVC 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.

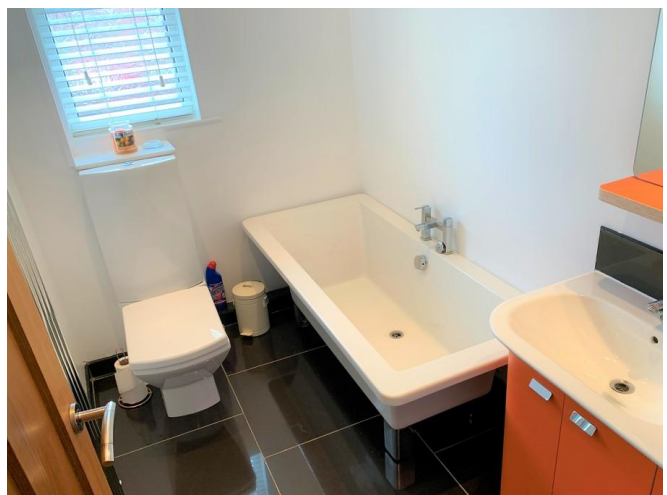
BEDROOM 2 11' 9" x 9' 4" (3.60m x 2.87m) To rear aspect. Fitted wardrobes, central heating radiator, double bed and uPVC window.

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.

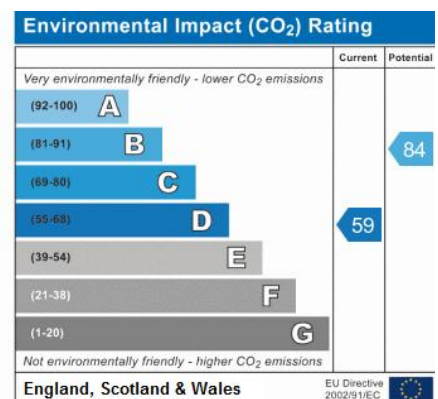
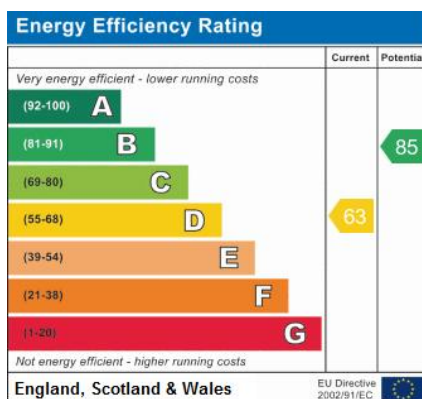
BEDROOM 1 12' 5" x 11' 1" (3.81m x 3.38m) To front aspect. Fitted wardrobes, central heating radiator, uPVC window and stairs leading to the loft room.

SECOND FLOOR

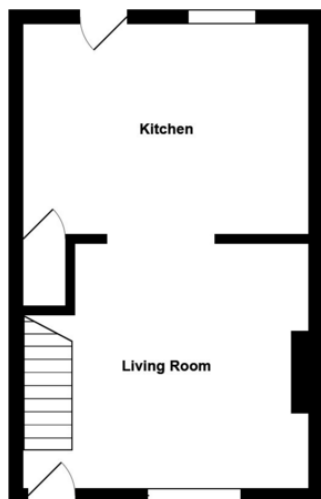
In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no



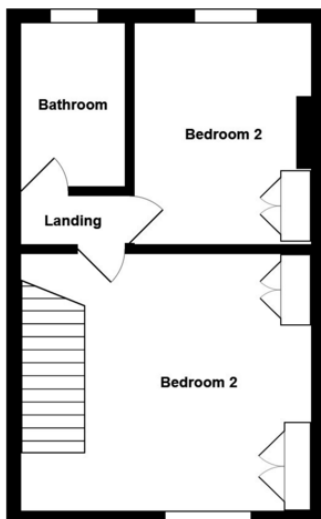
more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you loosing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



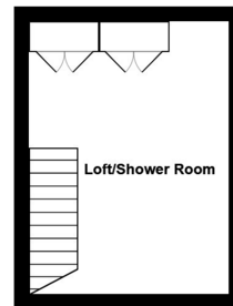




Ground Floor



1st Floor



2nd Floor

All measurements are approximate and for display purposes only

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.