

TO LET



Queen Street, Boosbeck

2 Bedrooms, 1 Bathroom, Mid Terraced House

£550 pcm



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Date available: Available Now

Deposit: £650

Furnished

Council Tax band: A

- Large Garden
- Two Bedroom
- Furnished optional
- Lounge
- Kitchen/Diner
- Shower Room
- On Street Parking Available

FULL DEESCRIPTION Martin and Co are pleased to present this TWO bedroom, Mid-Terrace property with a lovely Large Garden. Located in the small village of Boosbeck this property is within walking distance of shops, schools and local bus routes. Briefly comprising; entrance porch, lounge, kitchen-diner, downstairs shower room, two bedroom's, large front garden and a rear yard. Available both Part furnished or unfurnished. Please call to request a viewing.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, carpet flooring, door leading to living room.

LIVING ROOM To front aspect. Ceiling cornice, textured ceiling, dado, wooden fire surround incorporating gas fire, carpet flooring, double panelled radiator and uPVC window, door leading to kitchen.

KITCHEN/DINER To rear aspect. Range of wall, base and drawer units with dark 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, free standing washing machine, tiled flooring, central heating radiator, uPVC window, door leading to utility, stairs leading to first floor.

UTILITY ROOM To rear aspect. Space for fridge freezer, space for drier, central heating radiator and uPVC window.

REAR PORCH uPVC rear door, cupboard housing Ideal boiler, carpet flooring, door leading to bathroom.

SHOWER ROOM / WET ROOM Part tiled. Coloured suite comprising: low level WC with flush, pedestal wash hand basin, walk-in shower facility including Mira electric shower, shower curtain, extractor, vinyl flooring, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With doors leading to bedrooms.

BEDROOM 1 To front aspect. Dado rail, fitted wardrobes, central heating radiator and uPVC window.

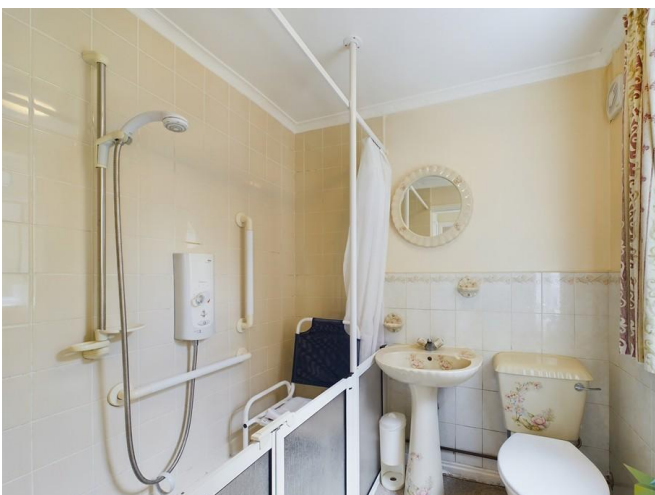
BEDROOM 2 To rear aspect. Dado rail, fitted wardrobes, central heating radiator and uPVC window.

EXTERNALLY

REAR YARD With gate to alley for bin access and outside tap.

FRONT GARDEN The front garden is mainly laid to lawn with borders and a variety of shrubs, bushes and plants. Shed.

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







Ground Floor

Approximate total area⁽¹⁾
387.46 ft²
36.00 m²

(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

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.