

TO LET



Stable Cottage, Skelder Farm , Comondale

1 Bedroom, 1 Bathroom, Cottage

£700 pcm



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£700 pcm

Date available: 15th March 2025

Deposit: £800

Furnished

Council Tax band:

- Part Furnished
-
- One Bedroom
- Through lounge dining room
- Scenic Views
- Countryside Location
- Parking Available

FULL DESCRIPTION Martin & Co Guisborough is pleased to welcome to the rental market this beautiful ONE BEDROOM COTTAGE. This property is available on an PART FURNISHED basis. Briefly comprising of Open Plan lounge/diner, kitchen, bedroom and bathroom to the first floor. Externally the property boasts scenic countryside views and includes use of the garden. There is allocated parking area for 2 cars. Viewing is essential, call - 01287 631254. Please be advised that the council tax is currently being assessed - this will be included within the bills paid by the landlord.

GROUND FLOOR

KITCHEN To front aspect. Range of wall, base and drawer units with wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge / freezer, integrated washing machine, laminate flooring, central heating radiator and uPVC window and Front door.

THROUGH LOUNGE / DINER To front aspect, stone





fire surround incorporating electric fire , Carpet flooring, central heating radiator and uPVC window and stairs leading to the first floor.

FIRST FLOOR

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

BATHROOM Fully Cladded. White suite comprising: low level WC with flush, pedestal wash hand basin, panelled bath with shower over, shower curtain, extractor, laminate flooring, central heating radiator.

EXTERNALLY Allocated off road parking for up to 2 cars. Shared use of Play Area and court yard.

PLEASE NOTE No Pets are permitted at the property, due the proximity of the property to livestock (sheep).

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_1_193_HO_NH_Right-to-Rent-Guidance.pdf

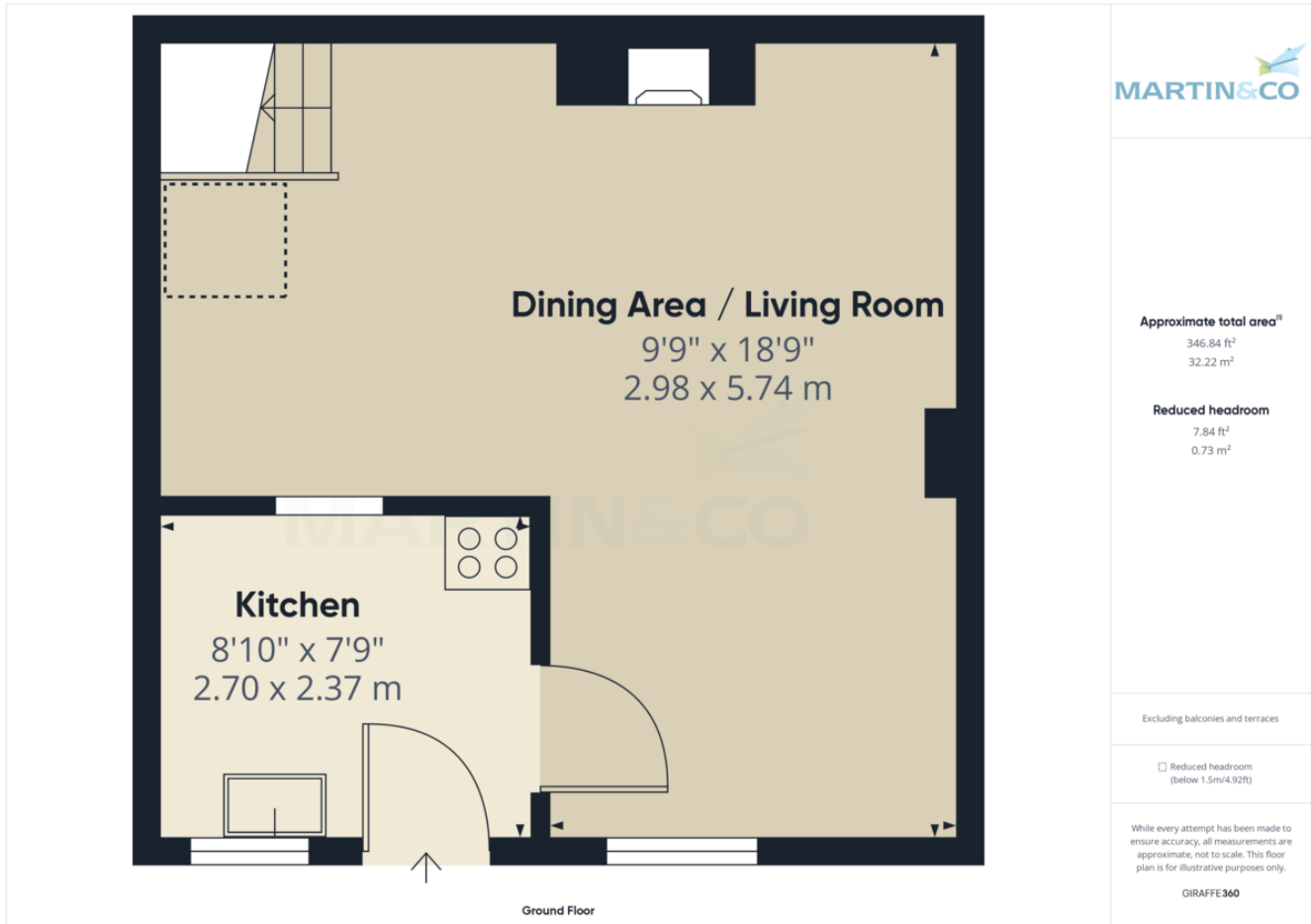




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		





Stockton

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.