

TO LET



Meadowsweet Road, Redcar

4 Bedrooms, 2 Bathroom, Detached House

£1,400 pcm

MARTIN&CO



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4 Bedrooms, 2 Bathroom

£1,400 pcm

Date available:

Deposit: £1,615.38

Unfurnished

Council Tax band:

- The Mylne Style Ex-Show Home
- Spacious Open Plan Kitchen Diner
- Good Size Living Room
- Four Bedrooms
- Two Bathroom & Cloakroom
- Unfurnished
- Detached

FULL DESCRIPTION Martin & Co Guisborough is excited to welcome to the rental market this stunning four bedroom detached property. The Mylne style, ex-show home by Countryside Homes on the Foxrush Walk Development in Kirkleatham Green, Redcar. Available immediately on an unfurnished basis. The ground floor features a generous living room with elegant wall panelling and can be configured to match various needs, accompanied by a WC and a spacious open plan kitchen diner with patio doors leading to the generous rear garden, offering ample space for meal preparation and ideal space for family gatherings and entertaining. The first floor showcases four cheerful bedrooms, main bedroom with ensuite shower room and separate family bathroom with shower over. The property has a front garden with pathway and a fence enclosed garden to the rear, at the side of the garden is a detached garage and driveway with off road parking.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 13' 7" x 5' 0" (4.14m x 1.52m)





Composite entrance door, central heating radiator, tiled flooring, storage cupboard and stairs leading to the first floor.

uPVC window and uPVC window.

FIRST FLOOR

CLOAKROOM 6' 8" x 2' 11" (2.03m x 0.89m) Part tiled. White low level WC with push button flush, pedestal wash hand basin with mono tap, towel radiator and uPVC window.

LANDING 11' 6" x 3' 4" (3.51m x 1.02m) Carpet flooring, storage cupboard and loft space accessible via retractable ladder.

LOUNGE 15' 8" x 11' 0" (4.78m x 3.35m) To front aspect. Carpet flooring, decorative panel walls, central heating radiator and uPVC window.

BEDROOM 4' 7' 10" x 6' 9" (2.39m x 2.06m) To front aspect. Central heating radiator, carpet flooring and uPVC window.

DINING KITCHEN 19' 7" x 12' 3" (5.97m x 3.73m) To rear aspect. Range of wall, base and drawer units with white gloss fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas 5 ring hob, electric double oven, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, concealed Ideal gas central heating boiler, tiled flooring, inset lighting, double panelled central heating radiator,

BEDROOM 11' 2' 9" x 9' 5" (3.89m x 2.87m) To front aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window. Leading to ensuite.

ENSUITE 6' 10" x 4' 7" (2.08m x 1.4m) Fully tiled walls and flooring. White suite comprising: low level WC with push button flush, pedestal wash hand basin with mono tap, glazed shower cubical, inset lighting, extractor, heated towel rail and fitted mirror.



BEDROOM 2 11' 1" x 7' 3" (3.38m x 2.21m) To rear aspect. Fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 3 10' 6" x 8' 5" (3.2m x 2.57m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m) Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, extractor, heated towel rail, tiled floor, fitted mirror and uPVC window.

EXTERNALLY

DRIVEWAY Tarmac driveway providing off road parking for approximately 3 cars.

GARAGE 25' 3" x 11' 2" (7.7m x 3.4m) With up and over door, rear courtesy door and uPVC window.

GARDENS The front garden is mainly laid to lawn with borders and pathway. The fence enclosed rear garden is mainly laid to lawn with a paved patio, decked area and a variety of shrubs, bushes and plants. Cold water external tap.

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>



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		





Ground Floor

Approximate total area⁽¹⁾
1336 ft²
124.1 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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 m 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.