

TO LET



Westgate, Guisborough

2 Bedrooms, 1 Bathroom, First Floor Flat

£650 pcm



Westgate, Guisborough

First Floor Flat,
2 bedroom, 1 bathroom

£650 pcm

Date available: Available Now

Deposit: £750

Unfurnished

Council Tax band: A

- Duplex Flat
- Two Bedrooms
- Unfurnished
- Prime Town Centre Location
- Close to Shops and Amenities
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FULL DESCRIPTION Martin & Co Guisborough is pleased to offer for market this 2 bedroom duplex, unfurnished, first floor flat conveniently situated in a prime town centre location. The flat briefly comprises of 2 bedrooms, kitchen, lounge and bathroom. Electricity bills included in the rental price pcm. Call 01287 631254 to book a viewing.

ENTRANCE HALL Located on the first floor. Central heating radiator, carpet flooring and stairs to first floor.

LOUNGE To front aspect, double panelled central heating radiator, carpet flooring and sash window.

KITCHEN Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor fan, integrated washing machine and vinyl flooring.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	62 d	
39-54	E		
21-38	F		
1-20	G		



BEDROOM 2 To rear aspect. Central heating radiator, cupboard housing gas central heating boiler and Velux window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with traditional shower mixer tap over, shower curtain, extractor, vinyl flooring and central heating radiator.

SECOND FLOOR

BEDROOM 1 To front aspect. Central heating radiator and sash window.

PLEASE NOTE Bills

This includes electricity bills within the rent.

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.

Documentation that may be required

Passport, driving license, bank statements (to access



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

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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 mpart 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.

