

**TO LET**



## **Westgate, Guisborough**

2 Bedrooms, 1 Bathroom, First Floor Flat

**£550 pcm**



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2 Bedrooms, 1 Bathroom

£550 pcm

Date available: Available Now

Deposit: £550

Unfurnished

Council Tax band: A

- DUPLEX FLAT
- 2 BEDROOMS
- UNFURNISHED
- PRIME TOWN CENTRE LOCATION

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**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.

**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 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 losing 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](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.

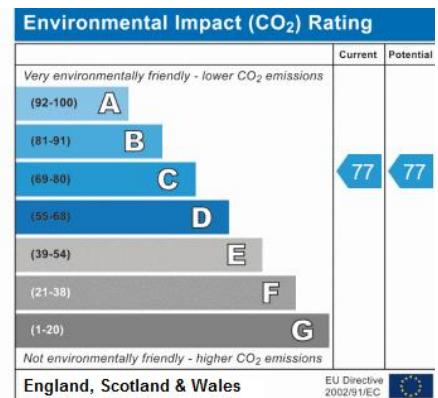
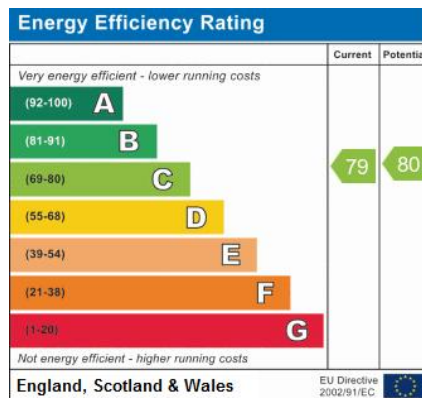
#### Documentation that may be required

Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits

award letter, WFTC award letter.

### Pet Deposit

The landlord of this property has advised that they may consider renting to tenants with pets. This may or may not be subject to an additional increase to the advertised rent at a figure of up to £25 per pet per calendar month, please enquire to find out more information.







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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# 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.