

**TO LET**



**Jervaulx Road, North Skelton**

**1 Bedroom, 1 Bathroom, Mid Terraced Bungalow**

**£550 pcm**



## Jervaulx Road, North Skelton

1 Bedroom, 1 Bathroom

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**FULL DESCRIPTION** Martin and co are pleased to present this lovely compact one-bedroom mid terraced bungalow. The bungalow is located in the popular area of North Skelton and is close to shops/local amenities. This property comprises of an entrance hall, living area, fitted kitchen, bathroom and master bedroom. The bungalow has gas central heating and is fully double glazed throughout. Please call to request a viewing.

Date available:

Deposit: £550

Council Tax band: A

- Due to Undergo Renovations!
- Close to Local Amenities
- One Bedroom
- Lounge
- Bathroom
- Gas Central Heating Boiler
- Low Maintenance Front Garden

### INTERNALLY

**HALLWAY** uPVC entrance door, ceiling cornice, carpet flooring and door leading to living room and bathroom.

**LIVING ROOM** To front aspect. Ceiling cornice, wooden fire surround incorporating electric fire, carpet flooring, central heating radiator and uPVC window.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with white wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, vinyl flooring, central heating radiator and uPVC window & door.





**BEDROOM** To rear aspect. Ceiling cornice, textured ceiling, central heating radiator and uPVC window.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, pedestal inset wash hand basin, panelled bath with electric shower over, shower curtain, textured ceiling, extractor, vinyl flooring, central heating radiator and uPVC window.

#### EXTERNALLY

**GARDEN** The front garden small lawn with borders, with off road parking available. The fence enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants.

**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.

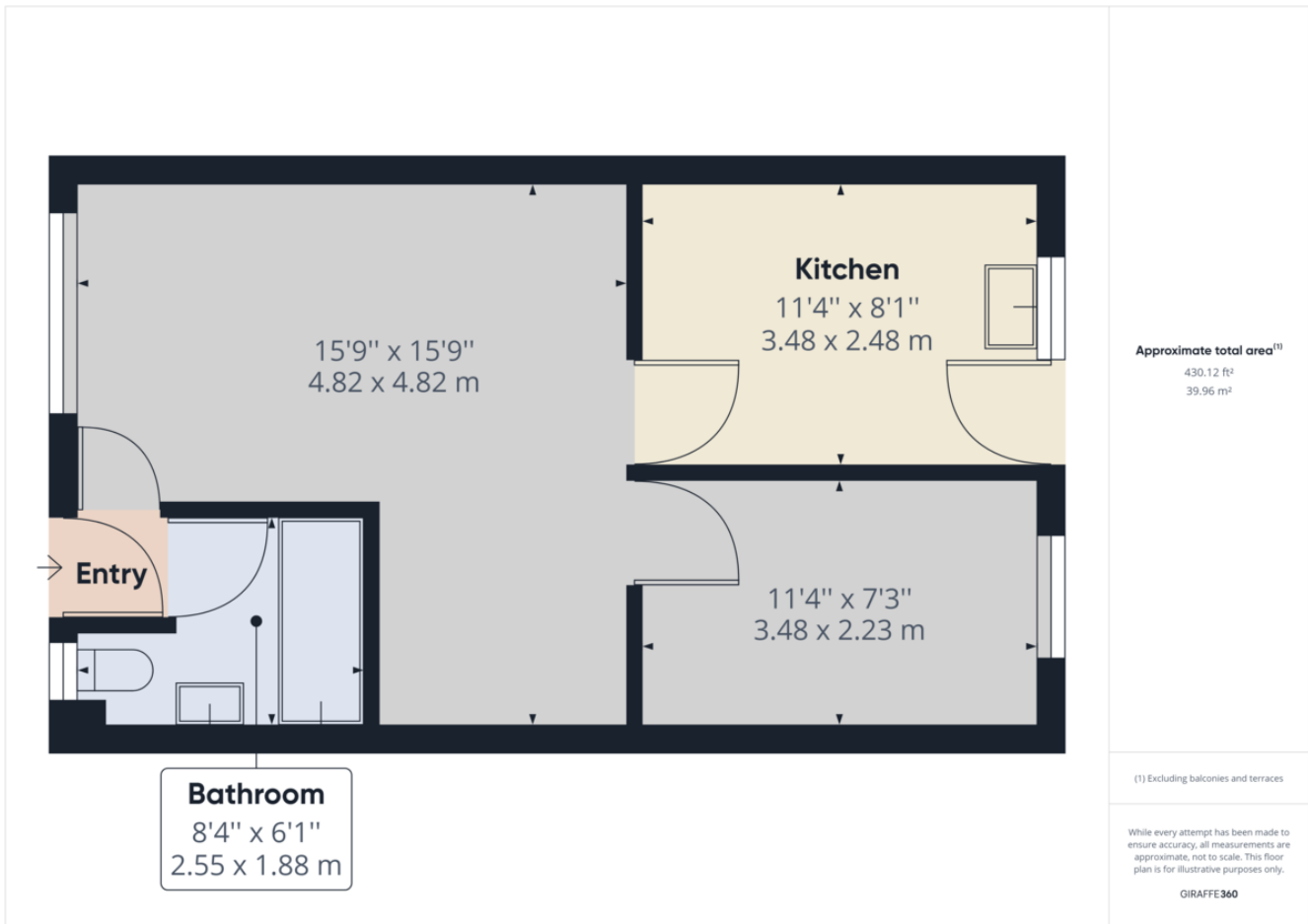
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_193_HO_NH_Right-to-Rent-Guidance.pdf)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		





## 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.