

TO LET



Carlow Close, Guisborough

2 Bedrooms, 1 Bathroom, Semi-Detached House

£750 pcm



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Date available: Available Now

Deposit: £850

Unfurnished

Council Tax band:

- 2 BEDROOMS
- UNFURNISHED
- LOUNGE
- DINING KITCHEN
- GARDENS
- GARAGE
- FRONT & REAR GARDENS

GROUND FLOOR

STORM PORCH uPVC door, uPVC window and meter cupboard.

LOUNGE 13' 6" maximum x 12' 0" (4.11m x 3.66m) To front aspect. Ceiling cornice, textured ceiling, wooden fire surround with granite insert and hearth incorporating electric fire, central heating radiator, uPVC window and open plan staircase leading to the first floor.

DINING KITCHEN 12' 0" x 10' 1" (3.66m x 3.07m) To rear aspect. Wall, base and drawer units with Beech effect fascias, laminate work surfaces, tiled splash backs, coloured 1 1/2 bowl inset corner sink unit, mixer tap, four ring gas hob, electric oven, extractor, textured ceiling, concealed Baxi gas central heating boiler, double panelled central heating radiator and uPVC window.

REAR STORM PORCH uPVC door, uPVC windows and quarry tiled floor.





FIRST FLOOR

LANDING

BEDROOM 1 10' 1" x 9' 8" to wardrobe fronts (3.07m x 2.95m) To front aspect. Fitted wardrobes with sliding mirrored doors, central heating radiator, central heating radiator and uPVC window with open views.

BEDROOM 2 10' 4" x 6' 4" (3.15m x 1.93m) To rear aspect. Over stair cupboard, central heating radiator and uPVC window.

BATHROOM Coloured suite comprising WC., pedestal wash hand basin, panelled bath with Mira Zest electric shower over, central heating radiator and uPVC window.

EXTERNALLY Front and rear gardens. Garage with up and over door.

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

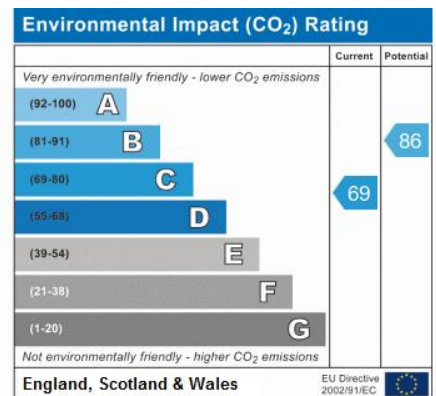
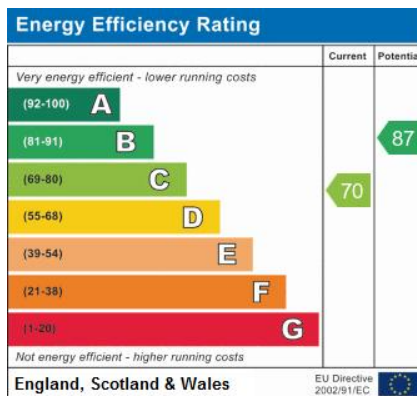
Reference Checks and Credit Worthiness

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.



Address:
7 Carlow Close



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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 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.