

TO LET



Grosvenor Place, Guisborough

3 Bedrooms, 0 Bathroom, End Terraced House

£850 pcm



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FULL DESCRIPTION Martin & Co Guisborough is delighted to welcome to the market the newly refurbished three bedroom end terraced property. Renovated to a high standard and located with walking distance of Guisborough Town Centre. Also benefiting from a corner plot and larger than average gardens, this is a must view property - call Martin & Co 01287 631254.

Date available: Available Now

Deposit: £875

Unfurnished

Council Tax band: B

- Recently Refurbished Throughout
- High Standard Finish
- Front, Back & Side Gardens
- Three Bedrooms
- Large Lounge Diner
- Seperate Kitchen Diner
- Utility with Pantry Cupboard

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Composite entrance door, wall mounted electric radiator, carpet flooring with inset coir mat entrance, under stairs storage cupboard, uPVC window to side aspect and stairs leading to the first floor.

LOUNGE To front & rear aspects. Carpet flooring, wall mounted electric radiator and two uPVC windows.

KITCHEN DINER To rear aspect. Range of wall, base and drawer units with light fascias, 1.5 bowl stainless





steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, space for fridge freezer, space for either dishwasher or washing machine, wall mounted electric radiator, vinyl flooring and two uPVC windows.

UTILITY ROOM To rear aspect. Base units with light fascias, stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, space and plumbing for either washing machine or tumble dryer, courtesy door to the side garden, wall mounted electric radiator, vinyl flooring and uPVC window.

WC Low level WC with push button flush, extractor fan and vinyl flooring.

PANTRY CUPBOARD Shelved cupboard with vinyl flooring.

FIRST FLOOR

LANDING With uPVC window, storage cupboard and loft access hatch to partially boarded loft space via retractable ladder. Loft houses hot water tank.

BEDROOM 3 To front aspect. Wall mounted electric radiator, carpet flooring and uPVC window.

BEDROOM 1 To rear aspect. Wall mounted electric radiator, carpet flooring and uPVC window.

BEDROOM 2 To rear aspect. Wall mounted electric radiator, carpet flooring and uPVC window.

BATHROOM Part clad walls. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with mains shower over, glazed side screen, extractor, vinyl flooring, heated towel rail and uPVC window.

EXTERNALLY

GARDENS The front of the property has a hedge



enclosed paved area with gated access. The fence enclosed rear garden is mainly laid to lawn with a paved patio to the side garden and gated access is available to the rear. Cold water external tap.

PARKING Situated in a quiet cul de sac location enabling lots of off road parking bays.

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 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



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



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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 form 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.