

**TO LET**



**Station Road**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£800 pcm**



## Station Road

2 Bedrooms, 1 Bathroom

**£800 pcm**

Date available: 18th April 2025

Deposit: £900

Unfurnished

Council Tax band:

- Rural Location
- Two Bedroom
- Close to Local Amenities
- Lounge with Log Burner
- Scenic Views
- Unfurnished
- On Street Parking Available

FULL DESCRIPTION Martin & co are pleased to welcome to the market this beautiful period cottage with a modern feel. This TWO bedroom property is situated over four floors. The property retains some period features including the original stone fireplace in the lounge and benefits from modern double-glazed windows and central heating throughout. Downstairs there is a kitchen/diner with fitted shaker-style cabinets, integrated appliances, and space for a dining table. There is also a utility with plumbing for a washing machine. On the first floor is the lounge with its characterful stone fireplace and large windows that flood the room with natural light and offer views up the High Street. On the two upper floors are two double bedrooms and a compact shower room, with the top floor bedroom having two Velux Windows that have far-reaching views of the surrounding Moorland. Please call today to arrange a viewing 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE HALL







**KITCHEN/DINER** To front & side aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood laminate flooring, inset lighting, central heating radiator and uPVC window.

**UTILITY ROOM** Plumbing for washing machine, downstairs toilet and wash basin.

#### FIRST FLOOR

**LOUNGE** To front side aspect. log burner, laminate flooring, central heating radiator

#### SECOND FLOOR

**BEDROOM** To front & side aspect.

**SHOWER ROOM** White suite comprising: low level WC with push button flush, pedestal wash hand basin,

electric shower over, glazed side screen, extractor, vinyl flooring, central heating radiator and window.

#### THIRD FLOOR

**BEDROOM** Velux window loft space.

#### 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.

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\\_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)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		





---

## Martin & Co Guisborough

83 Westgate • • Guisborough • TS14 6AF

T: 01287 631254 • E: [Guisborough@martinco.com](mailto: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.