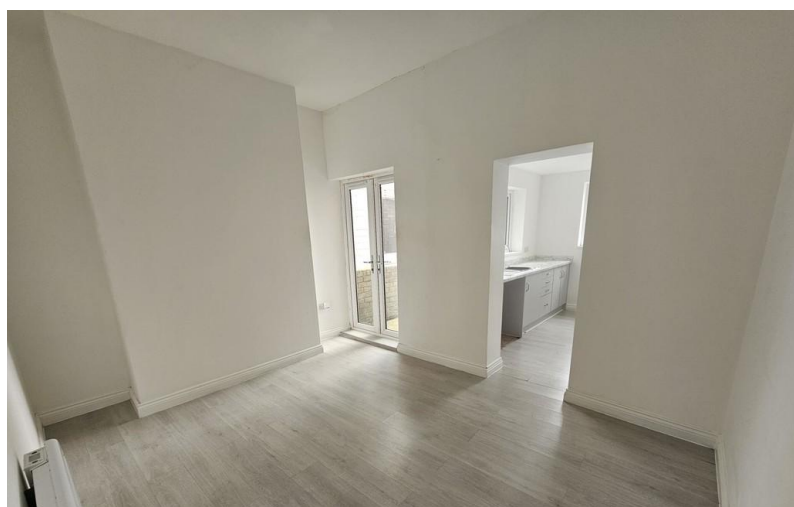


**TO LET**



**Redcar Road, Dunsdale**

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

**£725 pcm**



## Redcar Road, Dunsdale

2 Bedrooms, 1 Bathroom

**£725 pcm**

Date available: Available Now

Deposit: £825

Unfurnished

Council Tax band: A

- Recently Renovated
- Two Bedroom
- Unfurnished
- Off road parking
- Scenic Views
- Local Bus Routes
- Electric Heating

**FULL DESCRIPTION** Martin & Co proudly present this recently renovated two-bedroom mid-terrace home, ideally located in a central and highly sought-after area. Offering a perfect blend of modern comfort and character, the property features scenic views and benefits from off-street parking-an increasingly rare find in such a prime location. With spacious, light-filled interiors and contemporary finishes throughout, this home is perfectly suited for professionals, couples, or small families seeking convenience without compromising on style or tranquility. Please call today to arrange a viewing. 01287 631254

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** uPVC entrance door, laminate flooring and stairs leading to the first floor.

**LOUNGE** To front aspect. laminate flooring, radiator and uPVC window.

**DINING ROOM** To rear aspect. Laminate flooring,







radiator and uPVC French doors.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, electric hob, electric oven, extractor hood, laminate flooring, radiator and uPVC window.

#### FIRST FLOOR

**BEDROOM 1** To front aspect, radiator and uPVC window.

**BEDROOM 2** To rear aspect, radiator and uPVC window.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with shower over, glazed side screen, extractor, flooring, and uPVC window.

#### LANDING

#### EXTERNALLY

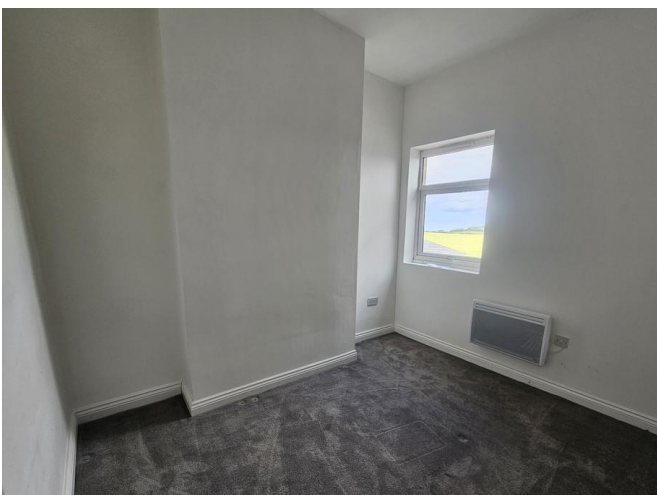
**FRONT GARDEN** The front garden has been pebbled to create more parking for the property

#### 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.

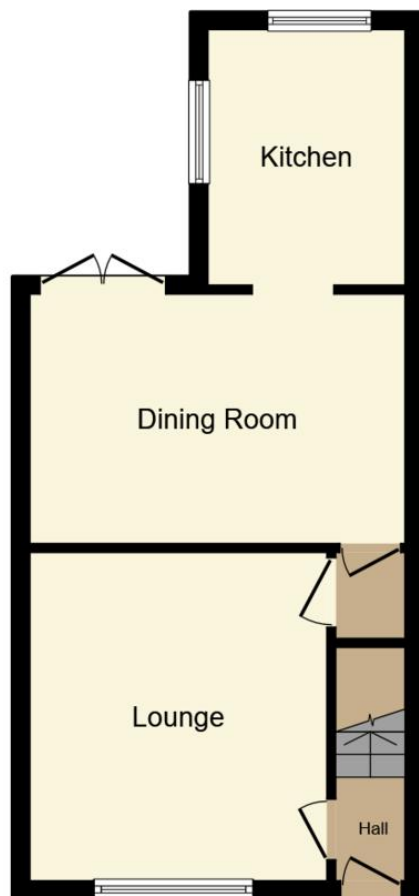
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs. Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We 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)

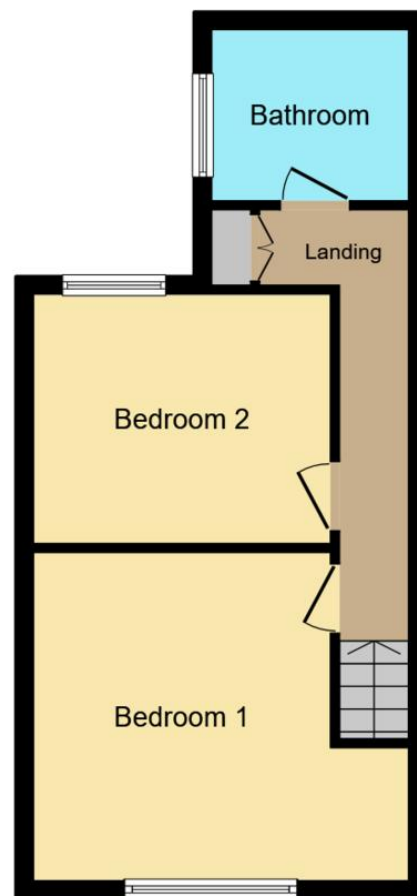






### Ground Floor

Floor area 36.1 m<sup>2</sup> (388 sq.ft.)



### First Floor

Floor area 36.1 m<sup>2</sup> (389 sq.ft.)

TOTAL: 72.2 m<sup>2</sup> (777 sq.ft.)

## Martin & Co Guisborough

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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 m 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.