

TO LET



Derby Road, Guisborough

3 Bedrooms, 1 Bathroom, Mid Terraced House

£795 pcm



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Date available: 15th October 2025

Deposit: £895

Unfurnished

Council Tax band: A

- Recently Renovated
- Close to Local Amenities
- Close to Highcliffe Primary School
- Three Bedrooms
- Large Living Room
- Large Front and Rear Gardens
- On Street Parking Available

FULL DESCRIPTION Martin and Co are pleased to present this recently renovated 3 bed mid-terraced property. Located within walking distance of Highcliffe Primary School and local amenities, the property is ideal for families and couples alike. Briefly comprising of a hallway, lounge, kitchen, three bedrooms and bathroom the property also benefits from having large front and rear gardens. Parking on street available. Call Martin and Co to book your viewing now!

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 9' 5" x 11' 3" (2.88m x 3.44m) uPVC entrance door, central heating radiator, flooring TBC and stairs leading to the first floor. Large understairs cupboard and meter cupboard with additional storage.

KITCHEN 9' 4" x 7' 0" (2.87m x 2.14m) To rear aspect. Range of wall, base and drawer units with grey oak wood effect Fascias, stainless steel inset sink unit, mixer tap, pvc cladded splash backs, laminate surfaces, space for cooker, extractor hood,





space for washing machine, flooring TBC, double panelled radiator and uPVC window with door leading to garden.

LOUNGE 21' 2" x 11' 7" (6.46m x 3.55m) Lounge spanning full length of the property. Ceiling cornice, textured ceiling, carpet flooring, double paneled radiators and uPVC windows.

FIRST FLOOR

STAIRS AND LANDING 10' 7" x 3' 4" (3.23m x 1.02m) With loft access hatch and storage cupboard. Carpet flooring.

BEDROOM 1 11' 10" x 11' 3" (3.62m x 3.45m) To front aspect. Central heating radiator, uPVC window and carpet flooring.

BEDROOM 2 11' 7" x 10' 0" (3.55m x 3.06m) To rear aspect. Central heating radiator and uPVC window. Large storage cupboard and cupboard which houses

the boiler.

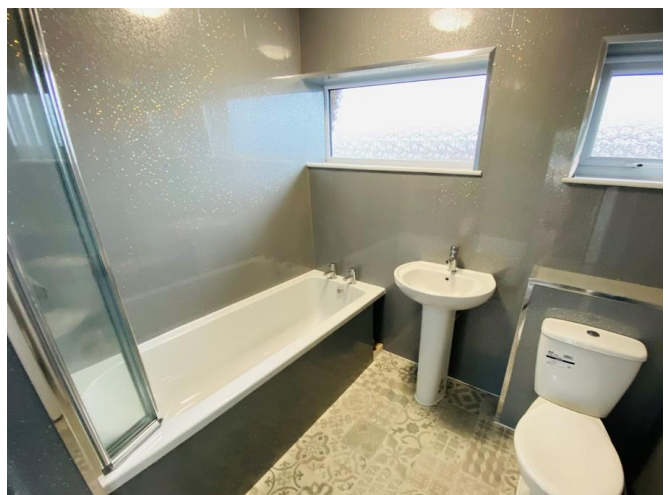
BEDROOM 3 6' 11" x 11' 3" (2.13m x 3.44m) To front aspect. Fitted wardrobe, central heating radiator and uPVC window.

BATHROOM 7' 6" x 6' 7" (2.30m x 2.01m) White coloured suite, low level WC with push button flush, pedestal, wash hand basin, with panelled bath. Shower over, glazed side screen, vinyl flooring. Double panelled radiator and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly paved. The fence enclosed rear garden is mainly laid with a paved patio, and has 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_1193_HO_NH_Right-to-Rent-Guidance.pdf



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		

Martin & Co Guisborough

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.