

**TO LET**



## **Charltons, Saltburn-by-the-Sea**

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

**£750 pcm**



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2 Bedrooms, 1 Bathroom

**£750 pcm**

FULL DESCRIPTION Martin & Co Guisborough is excited to welcome to the rental market this newly decorated two bedroom mid terraced property. Set in the idyllic village of Charltons, just outside of Guisborough. This property is perfectly located for those who enjoy a quieter pace of life but still within a short distance of local shops, amenities and transport routes that Guisborough offers.

Date available: 24th November 2025

Deposit: £850

Unfurnished

Council Tax band: A

- Village Location
- Communal Play Ground Nearby
- Fantastic Views
- Unfurnished
- Rear Courtyard
- Lounge
- Kitchen Diner

Briefly comprising of: entrance porch, lounge, kitchen/diner, pantry, utility, two first floor double bedrooms and family bathroom. Externally there is a rear courtyard with two outhouses.

Call Martin & Co on 01287 631254 to arrange your viewing.

### INTERNALLY

#### GROUND FLOOR

ENTRANCE VESTIBULE uPVC entrance door, tiled flooring and door leading to lounge.







**LOUNGE** 11' 5" x 14' 4" (3.48m x 4.37m) To front aspect. wooden fire surround incorporating large cast iron multi fuel stove with back boiler (the back boiler is disconnected) and stone hearth, laminate flooring, double panel central heating radiator, uPVC window and stairs to first floor.

**KITCHEN DINER** 14' 4" x 8' 4" (4.37m x 2.54m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for freestanding electric oven, extractor hood, laminate flooring, inset lighting, double panel central heating radiator, understairs cupboard and uPVC window.

**PANTRY** 8' 9" x 2' 5" (2.67m x 0.74m) With uPVC window.

**UTILITY ROOM** 7' 10" x 4' 3" (2.39m x 1.3m) To rear aspect. Plumbing for washing machine, wall mounted electric panel heater, uPVC window and rear door to the court yard.

## FIRST FLOOR

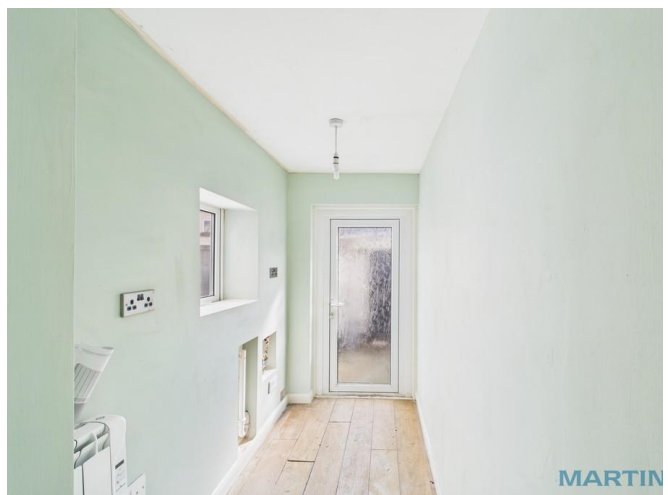
**LANDING** With doors leading to rooms, central heating radiator and carpet flooring.

**BEDROOM ONE** 14' 5" x 11' 6" (4.39m x 3.51m) To front aspect. fitted cupboard containing the hot water cylinder, central heating radiator, carpet flooring, loft access hatch and uPVC window.

**BEDROOM TWO** 11' 3" x 7' 11" (3.43m x 2.41m) To rear aspect. Central heating radiator, carpet flooring and uPVC window.

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

## EXTERNALLY



**COURTYARD** With two outhouses, seating area and Samsung air source heat pump unit.

**ADJACENT TO THE PROPERTY**  
Located to the front of there property there is a communal play area.

**PLEASE NOTE** This property benefits from solar panels, air source heat pump and mullite fuel back boiler (the back boiler is disconnected).

The pictures were taken a few months ago, prior to the re-decoration - some final jobs will be carried out prior to the property being let. Therefore viewing is highly recommended.

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)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 89 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |





## 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.