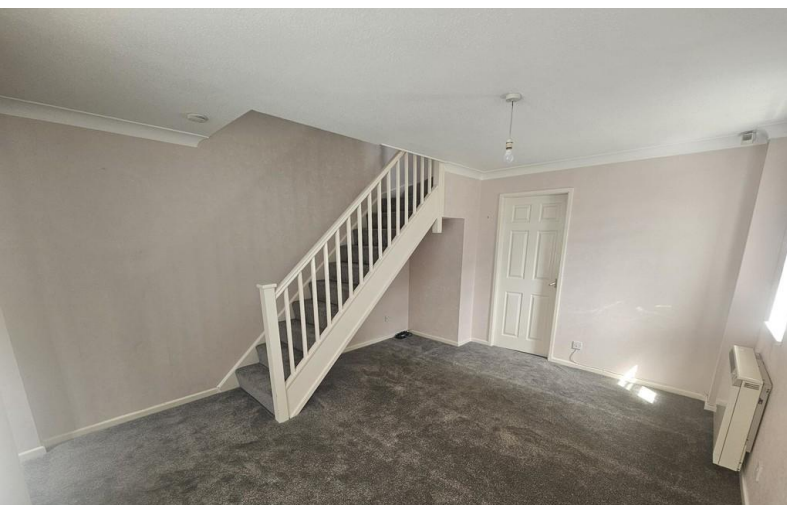


TO LET



New Road, Guisborough

2 Bedrooms, 1 Bathroom, Semi-Detached House

£795 pcm



New Road, Guisborough

2 Bedrooms, 1 Bathroom

£795 pcm

Date available: 31st December 2025

Deposit: £895

Unfurnished

Council Tax band: B

- Large Garden
- Two Bedroom
- Close to Local Amenities
- Off road parking
- Bathroom
- Local Bus Routes
- Unfurnished

FULL DESCRIPTION Martin & co are please to welcome to the market this TWO bedroom property located in the center of Guisborough, with off street parking and close to local amenities. The property briefly compromise of, Living room, kitchen, 2 bedrooms and a bathroom. Call today to arrange a viewing 01287 631254

INTERNALLY

GROUND FLOOR

LIVING ROOM To front & side aspect. Ceiling cornice, textured ceiling, carpet flooring, and uPVC window.

KITCHEN To rear aspect. Range of wall, base and drawer units with light wood effect fascias, coloured inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric oven, laminate flooring, central heating radiator and uPVC window.

FIRST FLOOR

BEDROOM 1 To rear aspect textured ceiling, central





heating radiator and uPVC window.

BEDROOM 2 To front aspect, textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC, pedestal inset wash hand basin, panelled bath with electric shower over, shower curtain, textured ceiling, extractor, vinyl flooring, heated towel rail and uPVC window.

EXTERNALLY The front garden is mainly laid to lawn with borders. The fence / hedge enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants. Cold water external tap.

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.

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+) A		
(81-91) B		
(69-80) C		78
(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.