

TO LET



High Street, Boosbeck

4 Bedrooms, 1 Bathroom, Mid Terraced House

£875 pcm



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4 Bedrooms, 1 Bathroom

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Date available: 31st January 2026

Deposit: £1,000

Unfurnished

Council Tax band: A

- FOUR Bedrooms
- Large Loft Conversion
- Open Plan Feel
- TWO Reception Rooms
- Modern Fixtures and Fittings
- Central Location
- Well Presented

FULL DESCRIPTION Martin and Co are delighted to welcome to the market, this modern FOUR bedroom property located in Boosbeck, Saltburn-by-the-Sea. Briefly comprising; entrance hallway, separate living room, large dining room leading to the kitchen, downstairs bathroom, three bedrooms to the first floor and the master bedroom is located on the second floor. This property also benefits from French doors leading to the rear yard for convenience. We are sure this property will be popular - to book a viewing call Martin and Co at your earliest convenience.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL External hardwood entrance door, ceiling cornice, laminate flooring and stairs leading to the upper floors.

LOUNGE To front aspect. Carpet flooring, central heating radiator and uPVC bay window.

DINING ROOM To rear aspect. Laminate flooring,





central heating radiator, French doors leading to Rear Yard.

KITCHEN To the rear aspect. Range of wall, base and drawer units with grey effect fascias, stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, solid hot plate hob, electric oven, extractor hood space for fridge freezer, space for washing machine, laminate flooring, inset lighting, central heating radiator, understairs cupboard and uPVC window.

REAR PORCH Exterior hardwood entrance door leading to rear yard, storage cupboard housing Baxi Boiler and laminate flooring.

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, vinyl flooring, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With uPVC window and understairs cupboard. Stairs leading to second floor.

BEDROOM TWO To rear aspect. Carpet flooring, central heating radiator and uPVC window.

BEDROOM THREE To front aspect. Carpet flooring, central heating radiator, storage cupboard and uPVC window.

BEDROOM FOUR To front aspect. Carpet flooring, central heating radiator and uPVC window.

SECOND FLOOR

BEDROOM ONE Loft Conversion. Fixed staircase, Carpet flooring, central heating radiator and velux window.

EXTERNALLY



PARKING Parking on Street.

REAR YARD The rear yard is mainly paved concrete and has a decked area. Cold water external tap and Shed.



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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.