

TO LET



High Street, Boosbeck

4 Bedrooms, 2 Bathroom, End Terraced House

£950 pcm



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Date available:
Deposit: £1,050

Council Tax band: A

- Deceptively Spacious
- Set Over Three Storeys
- Unfurnished
- Four Bedrooms
- Large Double Garage/Workshop
- Recently Refubished Throughout
- Modern Kitchen and Bathroom

FULL DESCRIPTION Rarely available, this newly refurbished **THREE STOREY, FOUR** bedroom property located in Boosbeck, Saltburn-by-the-Sea. Briefly comprising; entrance hallway, living room, open plan kitchen diner, first floor bathroom, one bedroom to the first floor and three further bedrooms to the second floor, one with ensuite cloakroom. Externally the property has rear yard with gated access to the side and double garage/workshop with electric roller shutter door. We are sure this property will be popular - to book a viewing call Martin and Co at your earliest convenience.

INTERNALLY

GROUND FLOOR

HALLWAY uPVC entrance door, double panelled central heating radiator, coir carpet flooring and stairs leading to the first floor.

LOUNGE To front aspect. Ceiling cornice, ceiling rose, carpet flooring, double panelled central heating radiator and uPVC window.





KITCHEN DINER To front aspect. Range of wall, base and drawer units with light matt pebble colour fascias, stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, space for fridge freezer, space and plumbing for washing machine, vinyl flooring, double panelled central heating radiator and uPVC door leading to rear yard.

LANDING With uPVC window, stairs to first floor and carpet flooring.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin with mono tap, panelled bath with mains shower over, glazed side screen, vinyl flooring, heated towel rail, cupboard housing Baxi gas central heating boiler and two uPVC windows.

BEDROOM To front aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator, carpet

flooring and three uPVC windows.

SECOND FLOOR

LANDING With carpet flooring and loft access hatch.

BEDROOM To rear aspect. Fitted cupboard, central heating radiator, carpet flooring and uPVC window.

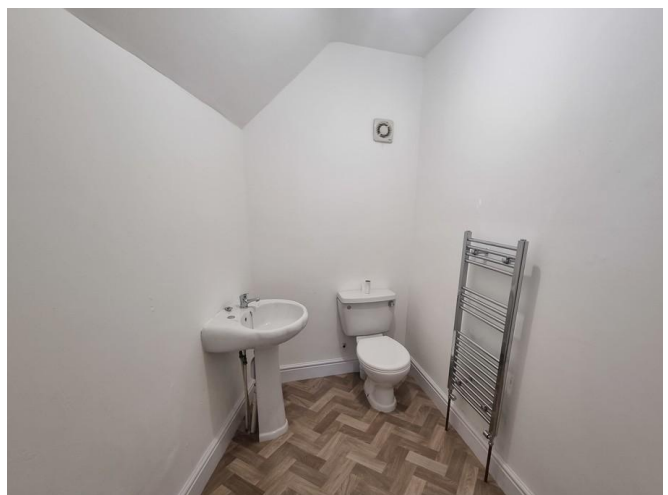
BEDROOM To front & side rear aspect. Central heating radiator, carpet flooring and uPVC window.

ENSUITE Low level WC with push button flush, pedestal wash hand basin with mono tap, extractor, vinyl flooring and heated towel rail.

BEDROOM To front aspect. Central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

REAR YARD To the rear of the property there is a rear



yard which has a side gate leading to the street and detached garage/workshop.

DETACHED DOUBLE GARAGE/WORKSHOP Large brick built double garage/workshop with electric roller shutter door. Has been known to hold up to 4 vehicles.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		



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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.