

**TO LET**



**Douglas Street, Middlesbrough**

**2 Bedrooms, 1 Bathroom, Apartment**

**£650 pcm**

**MARTIN&CO**



## Douglas Street, Middlesbrough

2 Bedrooms, 1 Bathroom

£650 pcm

Date available: 30th September 2024

Deposit: £750

Unfurnished

Council Tax band: B

- NEW TO THE MARKET
- 2 BED TOP FLOOR APARTMENT
- CLOSE TO TEESSIDE UNIVERSITY / MIDDLESBROUGH TOWN CENTRE
- LIFT ACCESS
- LOUNGE
- KITCHEN
- 2 BEDROOMS

GROUND FLOOR Communal entrance. Lift access.

### APARTMENT INFORMATION

**ENTRANCE HALL** Intercom entry system, wall mounted electric heater, cupboard housing hot water storage cylinder and laminate flooring.

**LOUNGE** 16' x 10' 4" (4.88m x 3.15m) Inset lighting, wall mounted electric heater, laminate flooring and uPVC window.

**KITCHEN** 11' x 6' 7" (3.35m x 2.01m) Wall, base and drawer units with wood effect fascias, laminate work surfaces, laminate splash backs, 1 1/2 bowl stainless steel inset sink unit, mixer tap, four ring ceramic hob, electric oven, extractor, integrated fridge freezer, laminate flooring, inset lighting and wall mounted electric heater.

**BEDROOM 1** 13' 5" x 7' 8" (4.09m x 2.34m) With wall mounted electric heater and uPVC window.

**BEDROOM 2** 13' 6" x 7' (4.11m x 2.13m) With wall





mounted electric heater and uPVC window.

**BATHROOM** White WC with push button flush, pedestal wash basin, panelled bath with shower attachment, glazed side screen, vinyl flooring, heated towel rail and inset lighting.

**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.

**Right to Rent Checks**

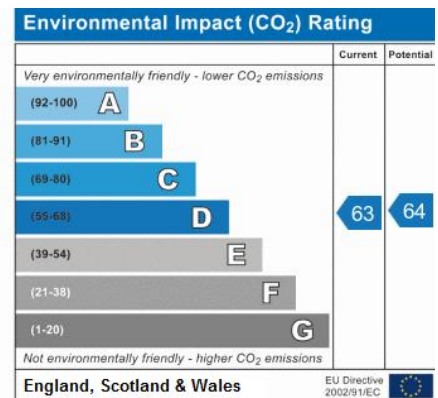
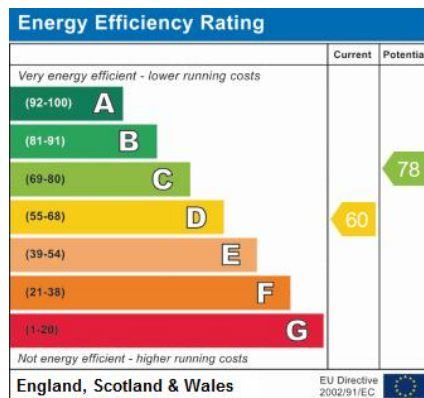
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1\\_193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1_193_HO_NH_Right-to-Rent-Guidance.pdf)

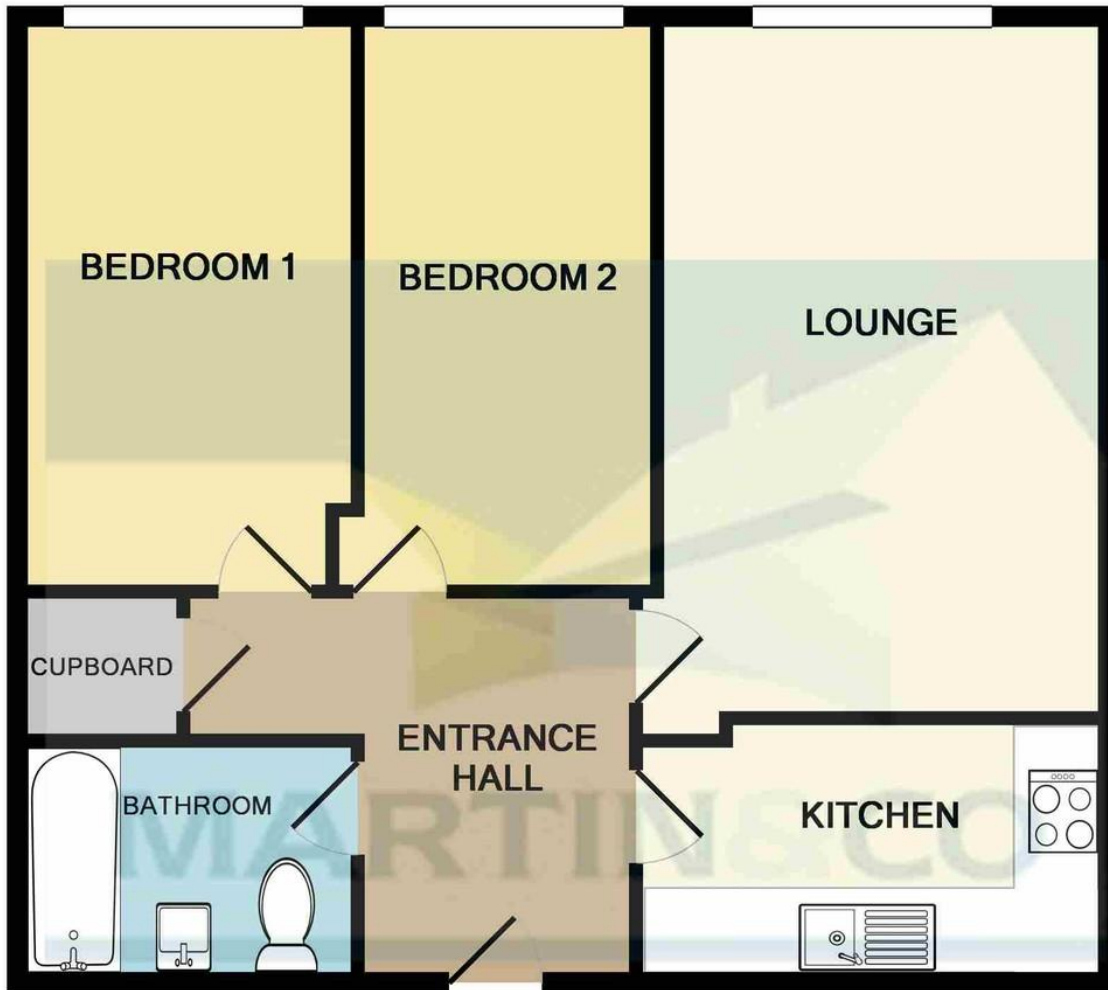
**Reference Checks and Credit Worthiness**

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.

Documentation that may be required  
 Passport, driving licence, bank  
 statements (to assess income),  
 utility bill (proof of address),  
 payslips, benefits award letter,  
 WFTC award letter.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.