

**TO LET**



## **Meadow House, Guisborough**

**2 Bedrooms, 1 Bathroom, First Floor Flat**

**£650 pcm**



## Meadow House, Guisborough

2 Bedrooms, 1 Bathroom

**£650 pcm**

Date available: 20th June 2025

Deposit: £750

Unfurnished

Council Tax band: A

- Self Contained Flat
- Two Bedroom
- Close to Local Amenities
- Off road parking
- Bathroom
- Lounge
- Unfurnished





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		





**Hallway**  
2'5" x 3'3"  
0.76 x 0.99 m

Ground Floor

**Bathroom**  
5'5" x 6'7"  
1.66 x 2.03 m



Floor 1

**Approximate total area<sup>®</sup>**

415.58 ft<sup>2</sup>  
38.61 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.