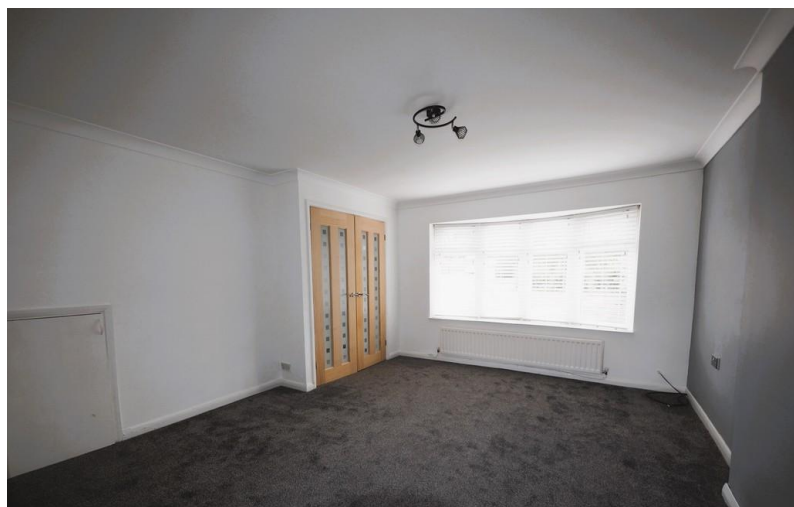
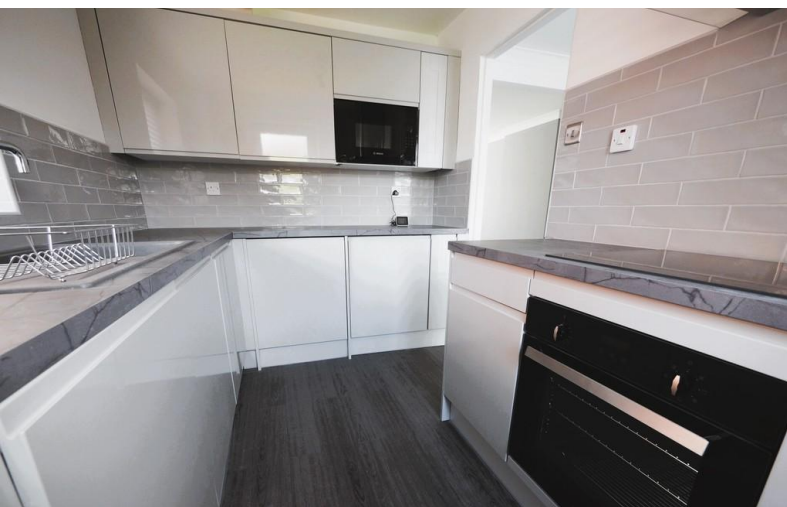


TO LET



Aldenham Road, Guisborough

3 Bedrooms, 1 Bathroom, Semi Detached House

£1,100 pcm



Aldenham Road, Guisborough

3 Bedrooms, 1 Bathroom

£1,100 pcm

Date available: 1st December 2025

Deposit: £1,200

Unfurnished

Council Tax band: C

- Three Bedrooms
- Views over Highcliffe
- Ample Parking
- Newly fitted Modern Kitchen
- Newly decorated
- New Carpets throughout
- New Bathroom

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this three bedroom semi-detached property located on the popular estate of Hunters Hill.

The property has been newly renovated throughout and briefly comprises of an entrance hall, through lounge, dining area, kitchen, two double bedrooms and a single, plus a good sized bathroom with shower enclosure.

The property has lovely views over Highcliffe and is in the catchment area for ofsted rated 'Good' schools. This home is a short walk to local amenities and within easy reach to the market town.

INTERNALLY

GROUND FLOOR

PORCH

OPEN PLAN LIVING ROOM DINER To front & rear aspect. Textured ceiling, carpeted flooring, double panelled central heating radiator, uPVC bow window and doors that open to the garden.





KITCHEN To rear aspect. Range of wall, base and drawer units with light gloss effect fascias, mixer tap, tiled splash backs, laminate work surfaces, hob, electric oven, extractor hood, integrated fridge / freezer, integrated washing machine, vinyl flooring and uPVC window.

FIRST FLOOR

LANDING

BEDROOM ONE To front aspect. Central heating radiator and uPVC window.

BEDROOM TWO To rear aspect. Central heating radiator and uPVC window.

BEDROOM THREE To front aspect. Central heating radiator and uPVC window.

SHOWER ROOM Fully clad. White suite

comprising: low level WC with push button flush, vanity inset wash hand basin, corner glazed cubical shower extractor, flooring, and uPVC window.

EXTERNALLY

DRIVEWAY Blocked paved drive providing parking for multiple cars.

GARDENS The front garden is laid to lawn with border. The fence & hedge enclosed rear garden is mainly laid to lawn with a paved patio area with slate and a variety of shrubs.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	



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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.