





BALLIOL COURT is a super apartment with its own private entrance, with stairs to the first floor spacious accommodation which has high ceilings giving a light and airy feel. The open plan living room and kitchen has an integrated double oven, hob and extractor. The main bedroom has a range of fitted bedroom furniture and the added benefit of an ensuite shower room. The second bedroom has a range of fitted bedroom furniture including a handy desk for working from home. There is a further bathroom with shower over the bath. Externally there is parking for one vehicle.

LOCATION

Stokesley is a market town situated approx. eight miles south of Middlesbrough town centre. The historic High Street is lined with small shops and restaurants. Other facilities include a supermarket, health centre, industrial estate, several pubs, a library, police and fire stations.

IMPORTANT INFORMATION

Postcode: TS9 5GE

Style of property: First floor purpose built apartment with its own private entrance.

Council Tax Band: B - Hambleton District Council.

EPC Rating: E.

Heating: Electric heating.

Parking: Allocated parking for one vehicle.

Appliances: Integrated oven, hob and extractor.

Pets: Unfortunately pets cannot be considered at this property due to restrictions in the headlease.

Term: The landlord is looking for long term tenants.

Available from: Immediately.

What3words: ///riverside.rear.registers



WANT TO VIEW? THINGS YOU NEED TO KNOW BEFORE HAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONNAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £24,000.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£184.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit.

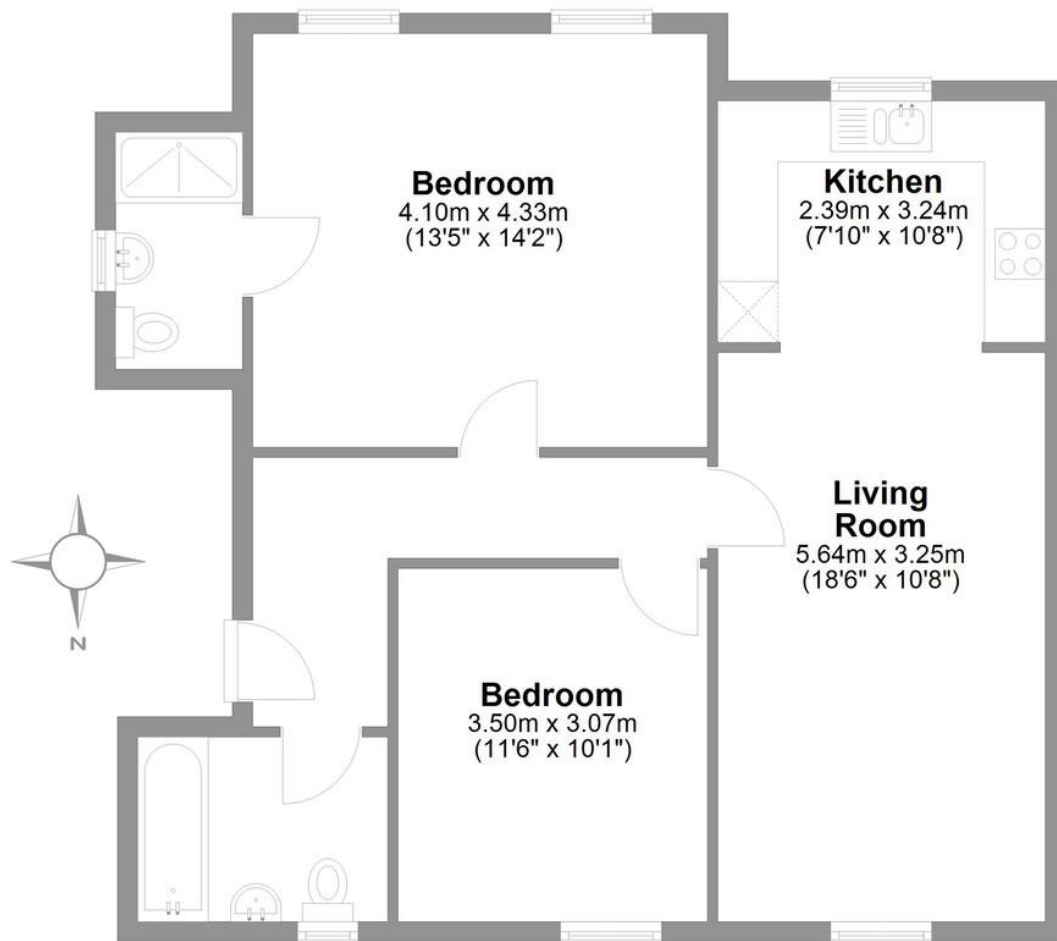
Deposit: The bond for this property is £923.00 This will be refunded at the end of the tenancy subject to terms and conditions.

DISCLAIMER These particulars are intended to give a fair and reliable description of the property, no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. The owner/occupier have informed us that any service and or appliances (including central heating if fitted) referred to in this brochure operate satisfactorily but they have not been tested. If a property is unoccupied at any time, there may be reconnection charges for any switched off/disconnected or drained services or appliances.



Baliol Court Stokesley

Total area: approx. 71.4 sq. metres (768.2 sq. feet)



LOVE PROPERTY.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

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