



## 36 Pearl Street

Saltburn-by-the-Sea, TS12 1DU

**£650 Per Calendar Month**



Situated in the heart of Saltburn's Town Centre and close to all local amenities, a well-presented 2-bedroom third-floor apartment available to rent immediately.



Council Tax Band: Band A.

EPC Rating: C-Rating.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Entrance Hallway

Stairs leading to the apartment, carpeted, entry phone, wooden single glazed sash window, smoke alarm.

Lounge 15'1" x 10'1" (4.62m x 3.08m)

Carpeted, UPVC double glazed window, electric fire & surround, radiator.

Bedroom One 11'9" x 8'3" + 8'4" x 6'8" (3.60m x 2.53m + 2.56m x 2.05m)

Carpeted & wooden flooring, radiator, UPVC double glazed window, loft hatch, storage cupboard.

Bedroom Two 13'1" x 8'8" (4.01m x 2.65m)

Carpeted, radiator, UPVC double glazed.

Kitchen 9'0" x 11'4" (2.76m x 3.46m)

Vinyl tiles, radiator, UPVC double glazed window, fully fitted kitchen, tumble dryer, washing machine, integrated electric oven & hob, extractor fan, stainless steel sink & drainer, fridge freezer, combi boiler.

Bathroom 5'3" x 8'1" (1.61m x 2.47m)

Vinyl tiles, towel radiator, toilet, pedestal wash hand basin, extractor fan, panel bath with shower hose.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

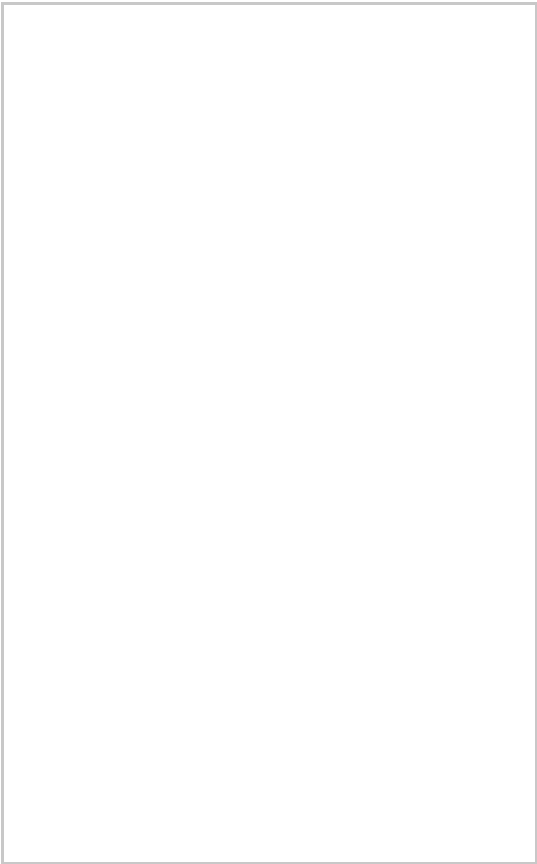
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

