

TO LET



Bennison Street, Guisborough

2 Bedrooms, 1 Bathroom, Mid Terraced House

£450 pcm



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FULL DESCRIPTION Martin & Co are pleased to present to the market TWO BEDROOM mid terraced house briefly comprising of Entrance Hall, Dining Room through to Lounge, Kitchen, Two Bedrooms, Bathroom and Yard with Out House. Conveniently situated close to Town Centre and Amenities.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL 16' 4" x 3' 1" (4.99m x 0.94m)
Composite entrance door, textured ceiling, central heating radiator, laminate flooring and stairs leading to the first floor.

DINING ROOM 14' 1" x 8' 11" (4.310m x 2.743m) To rear aspect. Plaster ceiling, carpet flooring, central heating radiator, archway through to lounge and uPVC bow window.

LOUNGE 13' 1" x 10' 9" (4.01m x 3.28m) To front aspect. Plaster ceiling, stone fire surround incorporating gas stove, carpet flooring, central heating

Date available: Available Now

Deposit:

Unfurnished

Council Tax band: A

- Two Bedrooms
- Spacious Dining Room through Living Room
- Rear Yard
- Close to Town & Amenities
- Separate Shower and Bath
- Gas Central Heating
- Double Glazing





radiator and uPVC bow window.

KITCHEN 18' 5" x 6' 4" (5.63m x 1.95m) To rear aspect. Range of wall, base and drawer units with light fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, wall mounted Ideal gas central heating boiler, linoleum flooring, strip lighting, central heating radiator and uPVC window.

FIRST FLOOR

LANDING 0' 0" Carpet flooring and storage cupboard with loft hatch.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath, enclosed shower, textured ceiling, extractor, linoleum flooring, central heating radiator and uPVC window.

BEDROOM 1 10' 10" x 8' 0" (3.32m x 2.45m) To rear

aspect. Plastered ceiling, fitted storage cupboard, central heating radiator and uPVC window.

BEDROOM 2 13' 2" x 12' 3" (4.02m x 3.74m) To front aspect. Plastered ceiling, fitted wardrobes, central heating radiator and uPVC window.

EXTERNALLY

YARD Paved rear yard with variety of shrubs and bushes.

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

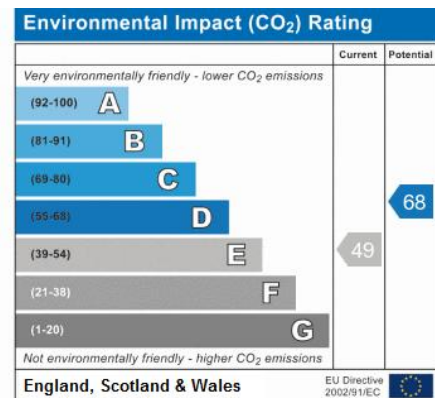
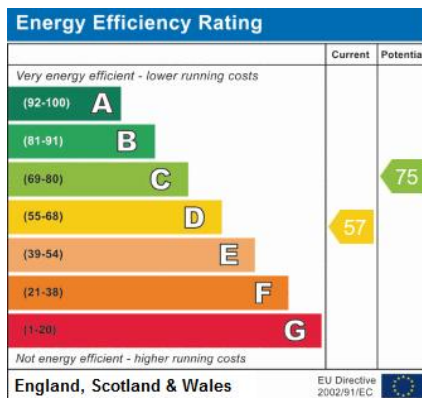
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_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.





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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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

