

**TO LET**



## **Vine Close, Guisborough**

**2 Bedrooms, 2 Bathroom, Semi-Detached Bungalow**

**£895 pcm**



## Vine Close, Guisborough

2 Bedrooms, 2 Bathroom

£895 pcm

Date available: Available Now

Deposit: £995

Unfurnished

Council Tax band: C

- Extended property
- 2 Bedrooms
- Garage
- Driveway
- Sought after Location
- Situated on a quiet Cul-De-Sac
- Short walk to local amenities

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this extended 2 bed semi-detached bungalow situated in the popular area of Hunters Hill, Guisborough. The property benefits from being in a quiet cul-de-sac with great views, and briefly comprises of an entrance hall, kitchen, living room, 2 bedrooms, bathroom and a shower room. Externally the property benefits from a paved driveway, front and back gardens and a garage. If you are interested in viewing this property, please contact Martin and Co Guisborough on 01287 631254

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Composite entrance door, textured ceiling, Storage cupboard, central heating radiator and carpet flooring.

KITCHEN 9' 1" x 12' 0" (2.79m x 3.68m) To front aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl inset sink unit, mixer tap, laminate work surfaces, electric hob, electric oven,





space for fridge / freezer, space for washing machine, wall mounted Worcester gas central heating boiler, serving hatch, vinyl flooring and uPVC window.

**BEDROOM ONE** 10' 9" x 15' 8" (3.30m x 4.79m) To front aspect. Textured ceiling, carpeted flooring, serving hatch into the kitchen, central heating radiator and uPVC window.

**BEDROOM TWO** 9' 9" x 12' 9" (2.98m x 3.91m) To rear aspect. Textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, inset vanity unit housing sink, bath, textured ceiling, extractor, laminate flooring, central heating radiator and uPVC window.

**REAR HALLWAY** Textured ceiling, carpet flooring and fitted wardrobes. Doors leading to bedroom and shower room.

**LOUNGE** 8' 10" x 15' 7" (2.70m x 4.76m) To the rear aspect. Textured ceiling, central heating radiator, uPVC window and French doors leading to the garden.

**SHOWER ROOM** Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, walk-in shower, textured ceiling, extractor, vinyl flooring, central heating radiator and uPVC window.

#### EXTERNALLY

**FRONT GARDEN** The front garden is mainly laid to lawn with borders.

**BACK GARDEN** The enclosed rear garden is mainly laid to lawn with a paved patio area, shed and a variety of shrubs, bushes and plants.

**DRIVEWAY** Blocked paved driveway, leading to garage and back garden. Cold water external tap.



**GARAGE 10' 6" x 18' 10"** (3.22m x 5.75m) With up and over door, side courtesy door, power and light.

**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.

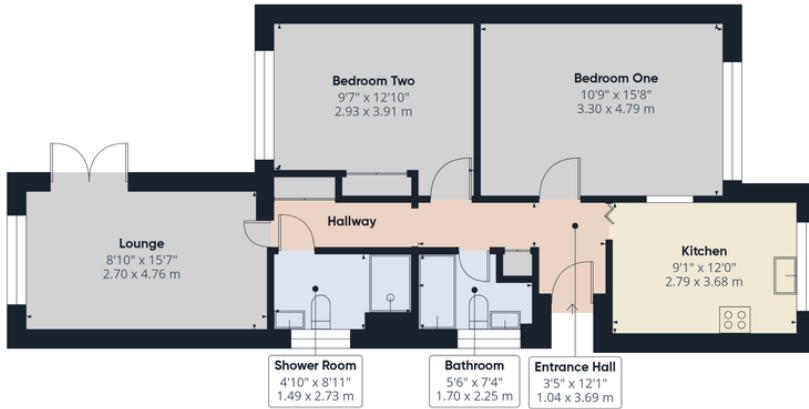
Referencing Checks will be carried out, documents that may be required are as follows: Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits award letter, WFTC award letter.

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

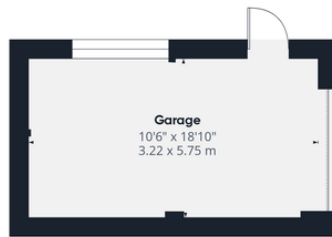


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
930 ft<sup>2</sup>  
86.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Guisborough

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# 01287 631254



**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.