

**TO LET**



## **Orchard Close, Great Ayton**

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

**£1,500 pcm**



## Orchard Close, Great Ayton

5 Bedrooms, 2 Bathroom

£1,500 pcm

Date available: Available Now

Deposit: £1,700

Unfurnished

Council Tax band: D

- Popular Residential Estate
- Large 4/5 Bedroom Bungalow
- Near Roseberry Topping
- Short Walk to Local Amenities
- Close to Transport Links
- Ample Parking
- Gardens to Front and Rear

FULL DESCRIPTION Martin & Co are pleased to welcome to the market this 4/5 bedroom bungalow in the highly sought after area of Great Ayton. Occupying a corner plot, this peaceful bungalow has a large driveway, garage, mature front and back gardens and most of all, picturesque views over the North Yorkshire Moors. The property is located close to local bus routes, a short walk from the village which benefits from shops, pubs and eateries, plus there is a train station within a mile from the bungalow. As for local schools, Great Ayton is home to both Roseberry Academy and Marwood Church of EVC Infant School - each within a 20 minute walk of the property.

Briefly comprising of a spacious lounge, hallway, kitchen, bathroom, w/c and 4/5 bedrooms, this property is would suit a mature couple who often have visitors or families alike.

Company corporate lets preferred.

Be the first to enquire about this fantastic property by giving us a call to secure a viewing.

### INTERNALLY





**ENTRANCE HALL** uPVC entrance door, ceiling cornice, central heating radiator, carpet flooring and loft hatch.

**BEDROOM** To front aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator and uPVC window.

**BEDROOM** To rear aspect. Newly modernised, carpet flooring, fitted wardrobe, central heating radiator and uPVC window.

**BATHROOM** Fully clad. White suite comprising: low level WC with push button flush, vanity inset wash hand basin with storage space below, large shower enclosure with glazed side screen. UPVC clad ceiling, mirrored cabinet, extractor, vinyl flooring, heated towel rail and uPVC window.

**BEDROOM** To rear aspect. Views to the garden, central heating radiator and uPVC window.

**LIVING ROOM** To front aspect. Ceiling cornice, textured ceiling, feature open fireplace, carpet flooring, double panelled radiator and uPVC window with views over the North Yorkshire Moors.

**KITCHEN** To rear aspect. Range of traditional wall, base and drawer units with wood fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric double oven, extractor hood, space for fridge, space for washing machine, vinyl flooring, inset lighting, double panelled radiator, uPVC window and back door leading to the garage and garden.

**HALL** With skylight and access to w/c and further bedrooms. Vinyl flooring and storage cupboard.

**BEDROOM / DINING ROOM** Multi functional room, can be used as a fifth bedroom or dining room. To rear aspect. Ceiling cornice, textured ceiling, carpet flooring, central heating radiator and patio doors leading to the garden.



**BEDROOM** To rear aspect. Ceiling cornice, textured ceiling, carpet flooring, central heating radiator and uPVC window.

**W/C Part tiled.** White suite comprising: low level WC, pedestal wash hand basin, vinyl flooring, central heating radiator and uPVC window.

**EXTERNALLY**

**OUTBUILDING & REAR PORCH**  
Rear porch leading to garage and garden.

**GARAGE** With up and over door, side courtesy door, power and light.

**GARDEN** The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants. Two greenhouses and a shed. Cold water external tap. Gardener can be arranged at an extra cost

**DRIVEWAY** Providing parking leading to property.

**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.

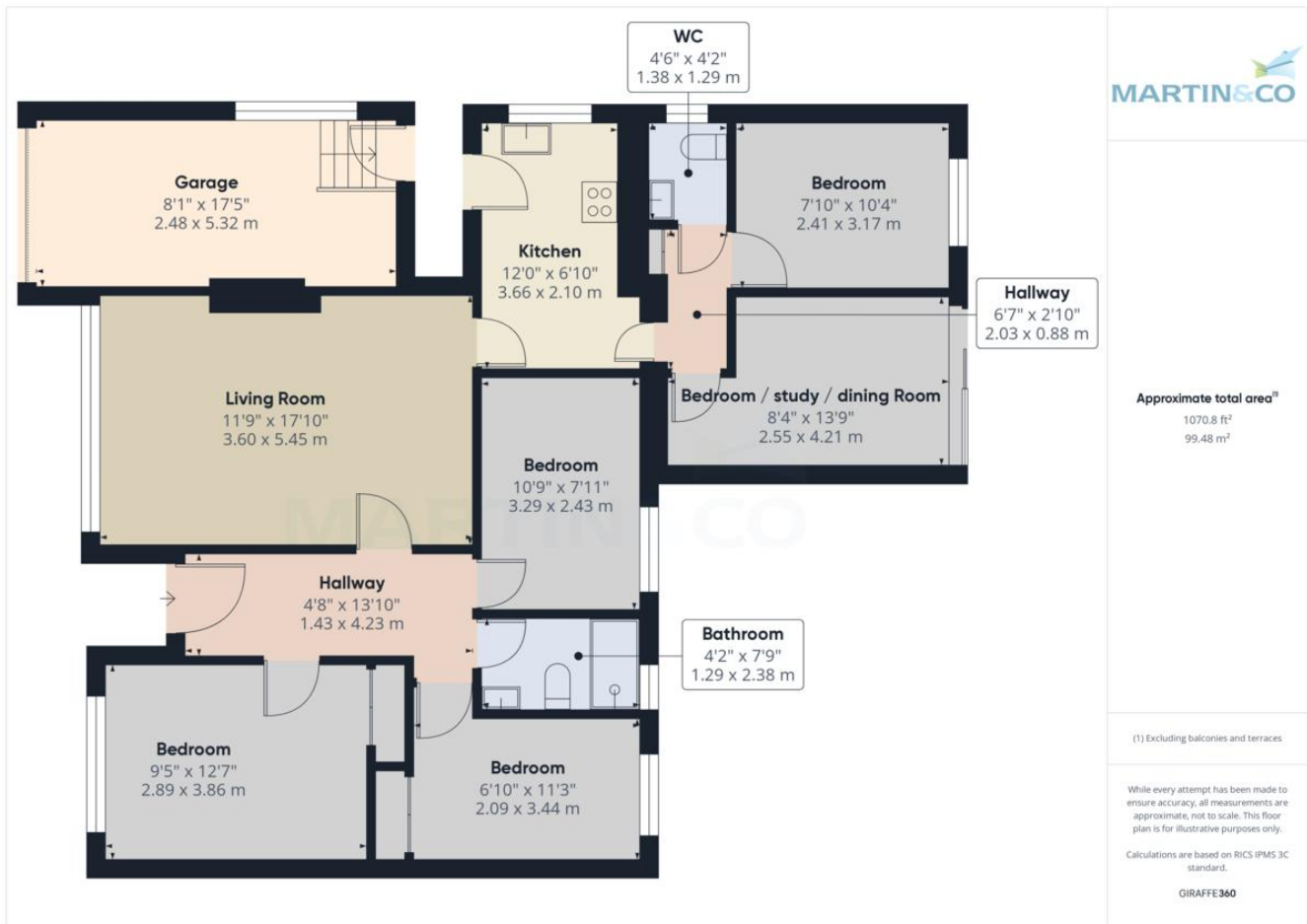
With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

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 losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>





## Martin & Co Guisborough

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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.