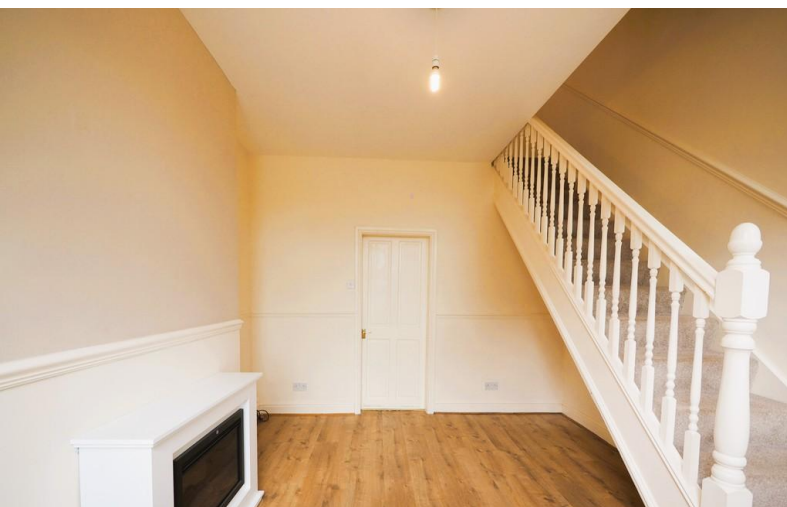


TO LET



Belmangate, Guisborough

2 Bedrooms, 1 Bathroom, Semi-Detached House

£595 pcm


MARTIN&CO



Belmangate, Guisborough

2 Bedrooms, 1 Bathroom

£595 pcm

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this cosy 2 bedroom property located in the popular residential area of Belmangate, Guisborough. Briefly comprising of a lounge, kitchen, 2 bedroom's, bathroom and backyard with outbuildings, this property is ideally located within walking distance to both Guisborough High Street and Guisborough Woods. Call now to secure your viewing!

Date available: Available Now

Deposit: £595

Unfurnished

Council Tax band: A

- Cosy Property
- Oozes Character
- 2 Bedrooms
- Kitchen
- Lounge
- Popular Location
- Permit Parking Available

INTERNALLY

GROUND FLOOR

LOUNGE 12' 10" x 11' 3" (3.92m x 3.43m) To front aspect. Wall mounted electric fire, laminate flooring, double panelled central heating radiator, stairs to first floor and sash window.

KITCHEN/DINER 11' 1" x 9' 3" (3.39m x 2.82m) To rear aspect. Range of base and drawer units with white fascias, stainless steel inset sink unit, tiled splash backs, laminate work surfaces, laminate tile flooring, gas cooker, double panelled central heating radiator, two sash windows and 1/2 glazed door leading to rear





yard.

FIRST FLOOR

LANDING With loft access hatch and carpet floor.

BEDROOM 1 11' 6" x 10' 3" (3.52m x 3.14m) To front aspect. Central heating radiator, sash window, carpet flooring and feature fireplace.

BEDROOM 2 12' 1" x 5' 9" (3.70m x 1.76m) To rear aspect. Airing cupboard, central heating radiator, carpet flooring and sash window.

BATHROOM Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, shower cubical with Triton electric shower over, extractor, vinyl flooring, heated towel rail and sash window.

EXTERNALLY

REAR YARD The wall enclosed rear yard has been paved for low maintenance with two outhouse storage cupboards.

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.



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

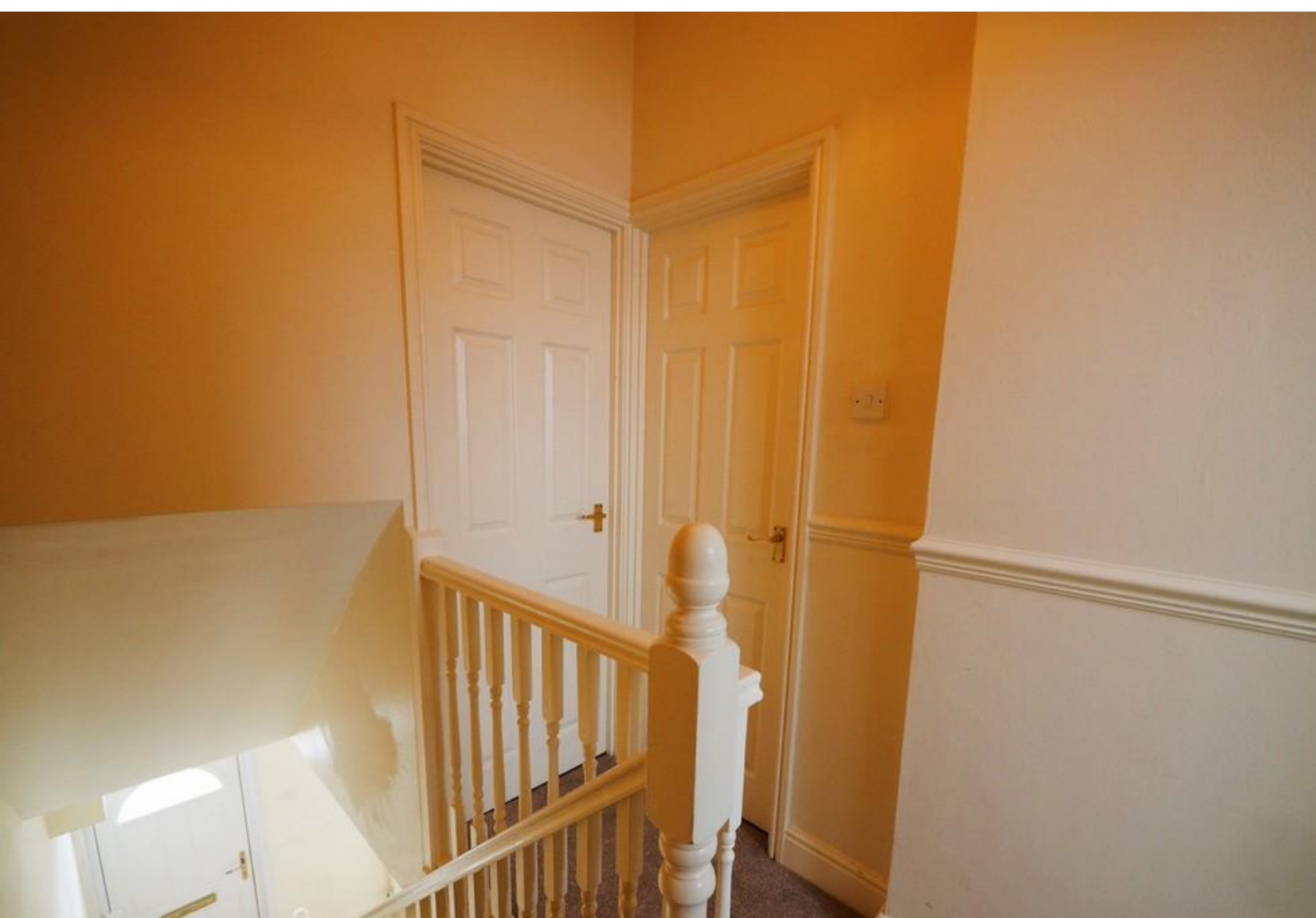
Reference Checks and Credit Worthiness

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		



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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.