

**TO LET**



## **Park View Terrace, Guisborough**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**£695 pcm**



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3 Bedrooms, 1 Bathroom

**£695 pcm**

Date available: 2nd October 2023

Deposit: £695

Unfurnished

Council Tax band: B

- Poplar Location
- Three Bedrooms
- Open plan lounge / diner
- Kitchen
- Rear Yard
- Rear Garden
- Well Presented Throughout

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this well presented three bedroom terraced property. Ideally located near local amenities, the property is a short walking distance from Guisborough High Street. Briefly comprising; entrance hallway, lounge, dining room, kitchen to the ground floor and two double bedrooms and one single bedroom to the first floor with a family bathroom. The property also benefits from having a yard with potential parking. Virtual tour available. Please call to book a viewing.

INTERALLY

GROUND FLOOR

HALLWAY 9' 10" x 3' 0" (3m x 0.91m) Laminate flooring (wood effect), 1 x UPVC Door and 1 x radiator.

LIVING ROOM 25' 6" x 11' 1" (7.77m x 3.38m) Open plan with arch way to dining area, 1 x double glazed bay window, 1 x radiator, an electric wall mounted fire and coved ceilings.







**DINING ROOM** Laminate flooring (wood effect), coved ceilings, 1 x radiator and 1 x double glazed rear window.

**KITCHEN** 12'8" x 8'3" (3.86m x 2.51m) 1 x rear double glazed window, 1 x side double glazed window, tiled glitter effect flooring, storage area, stainless steel sink with one and a half sink with mixer taps. High gloss range of wall and base units, electric hob and cooker hood. 1 x side door to rear yard. Gas central heating boiler situated in the kitchen which is a Halstead Ace model.

**FIRST FLOOR**

**LANDING** Split level landing, loft access, original flooring and 2 x storage cupboards.

**BEDROOM** 11' 1" x 14' 6" (3.38m x 4.42m) 1 x double glazed front window, carpet flooring, 1 x radiator and coved ceilings.

**BEDROOM** 11' 10" x 8' 6" (3.61m x 2.59m) 1 x double

glazed rear window, carpet flooring and 1 x radiator.

**BEDROOM** 6' 0" x 8' 2" (1.83m x 2.49m) 1 x double glazed rear window, carpet flooring and 1 x radiator.

**BATHROOM** 5' 8" x 5' 5" (1.73m x 1.65m) Flooring, 1 x side double glazed window, 1 x w/c, wash hand basin, bath with mixer taps, shower and shower curtain. Tiled and 1 x radiator.

**EXTERNALLY** Rear yard with option for parking for a smaller car.

On street parking available close to the property.

**PLEASE NOTE** 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

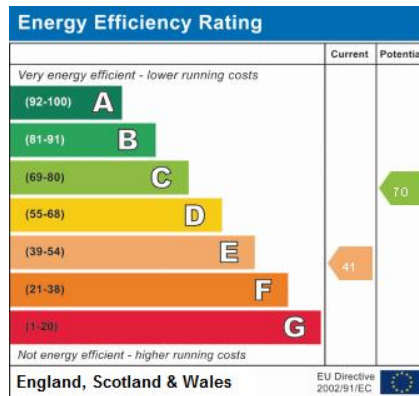
income 3x the annual rent. We will also carry out employment checks, affordability checks, previous



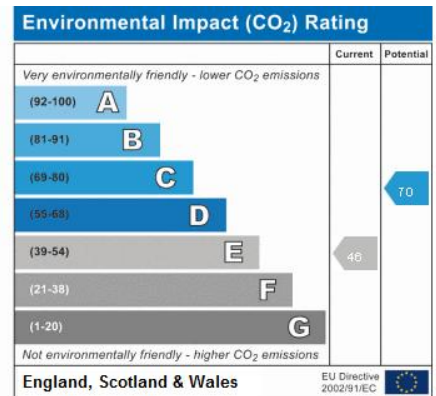
landlord reference and proof of address history, usually up to 3 years.

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

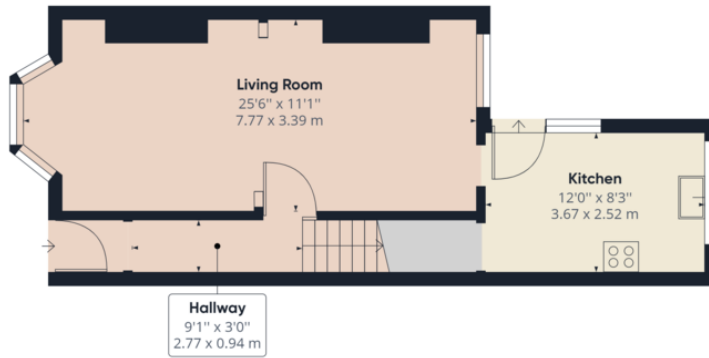
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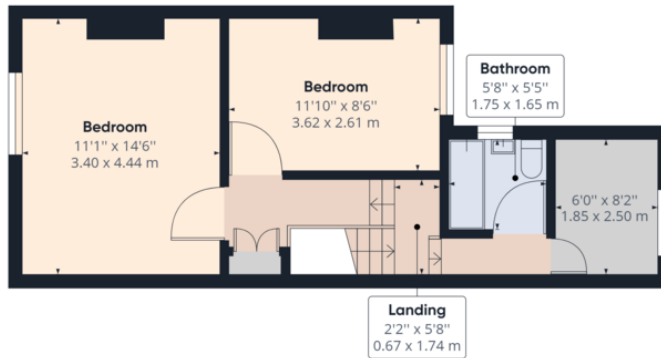
Reference:  
Park View Terrace







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
823.19 ft<sup>2</sup>  
76.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.