

TO LET



West End Manors, Guisborough

2 Bedrooms, 2 Bathroom, Ground Floor Apartment

£850 pcm



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2 Bedrooms, 2 Bathroom

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Date available: 19th February 2025

Deposit: £950

Furnished

Council Tax band: D

- Fully Furnished
- Two Bedroom
- Ensuite
- Lounge
- Bathroom
- Allocated Parking
- Ground floor

FULL DESCRIPTION Martin & co are pleased to welcome to the market this TWO BEDROOM, GROUND Floor apartment. Situated in the popular location of West End Manors. This property comes FULLY FURNISHED. The property briefly comprises of: Entrance hall, Open plan living space, 2 bedroom, en-suite and bathroom. Allocated Parking Space.

GROUND FLOOR Communal Entrance and lift

GROUND FLOOR APARTMENT

ENTRANCE HALL Entrance door, central heating radiator and carpet flooring.

LOUNGE Ceiling cornice, carpet flooring, central heating radiator, entry phone and bay window with curtains.

KITCHEN Range of wall, base and drawer units with light wood effect fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, Integrated Dishwasher, Washer/ Dryer, Oven, Hob,





Fridge / Freezer, laminate flooring, inset lighting, ceiling cornice and uPVC window.

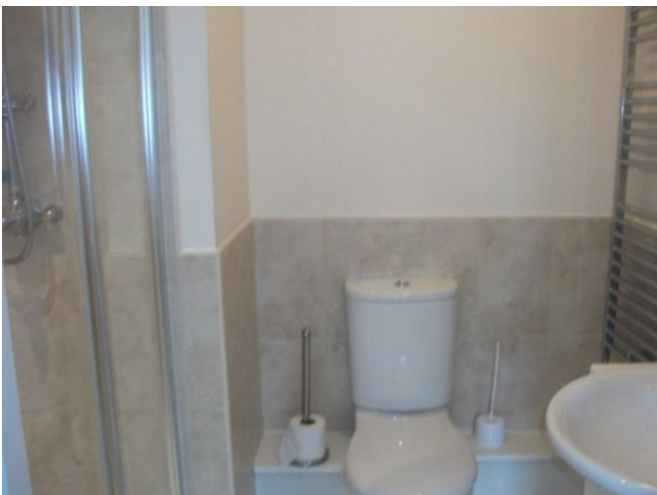
ENSUITE SHOWER ROOM Part tiled. White suite comprising: low level WC with push button flush, vanity inset wash hand basin, glazed shower cubical with shower over, extractor, tiled flooring and heated towel rail.

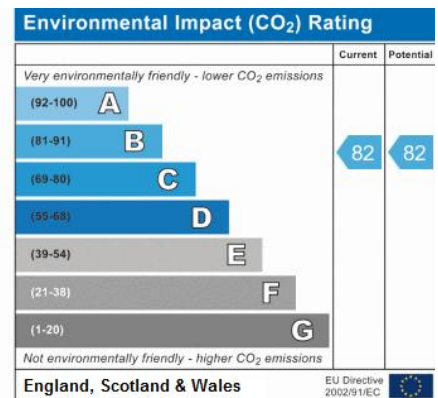
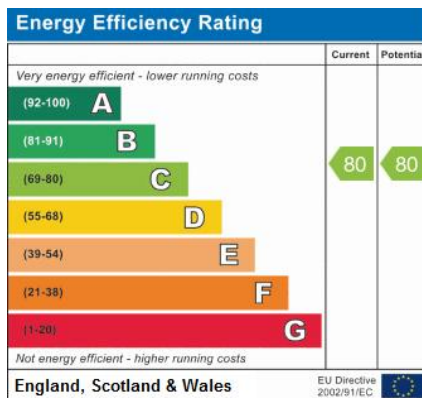
BEDROOM Central heating radiator, carpet and uPVC window with curtains.

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BATHROOM White Bathroom suite with shower over bath.

EXTERNALLY Communal gardens and parking bays.





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.