

**TO LET**



## High Street, Stokesley

2 Bedrooms, 1 Bathroom, Flat

£650 pcm



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FULL DESCRIPTION Martin and Co are pleased to welcome to the market this recently refurbished apartment, located on Stokesley High Street. Briefly comprising; entrance lobby, new kitchen/diner, lounge, two double bedroom's and a new bathroom. The property has undergone massive renovation and is a MUST VIEW! Call us now to book a viewing.

FIRST FLOOR Entrance to property via staircase. UPVC Entrance Door.

KITCHEN To rear aspect. Range of wall, base and drawer units with grey effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate surfaces, ceramic hob, electric style oven, space for fridge / freezer, space for washing machine, wall mounted Baxi central heating boiler, laminate flooring, central heating radiator, window and UPVC door.

LOUNGE To front aspect. Textured ceiling, carpet flooring, central heating radiator and window x 2.

BEDROOM ONE To front aspect. Textured ceiling, central heating radiator and window.

Date available: Available Now  
Deposit: £650

Council Tax band: B

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**BEDROOM TWO** To rear aspect. Textured ceiling, fitted cupboards, central heating radiator and window.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, pedestal, panelled bath with shower over, glazed side screen, textured ceiling, extractor, vinyl flooring, central heating radiator and window.

**OUTSIDE SPACE** Outside terrace.

**PARKING** Parking available locally. Disc parking on High Street.

**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:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/573057/6\\_1193\\_HO\\_NH\\_Right-to-Rent-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)





### 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>	69	71
(55-68) <b>D</b>		



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## 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.