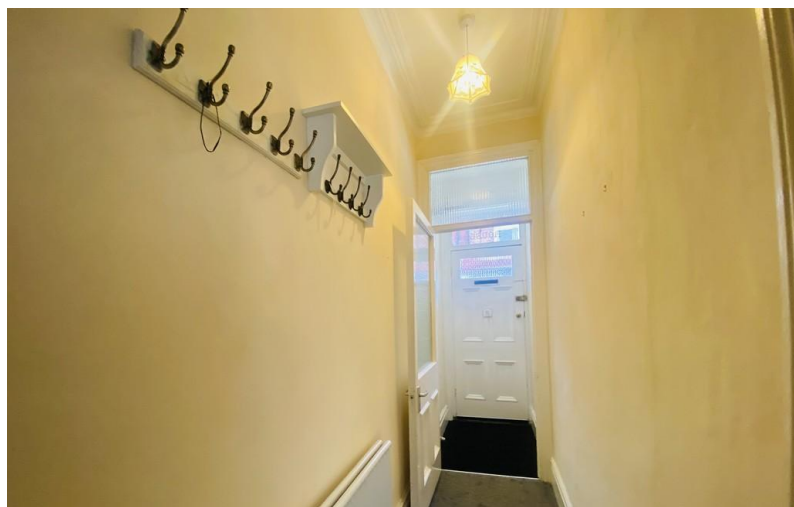
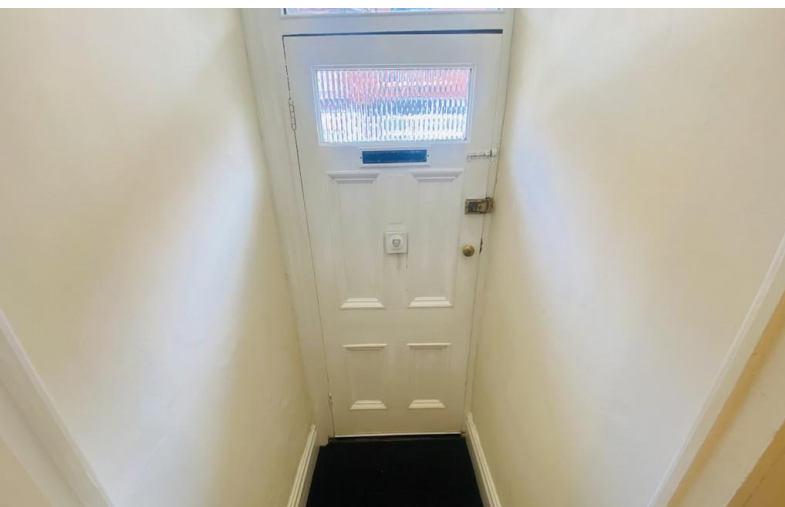


**TO LET**



**Hedley Street, Guisborough**

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

**£695 pcm**



## Hedley Street, Guisborough

3 Bedrooms, 1 Bathroom

£695 pcm

Date available: 7th June 2023

Deposit: £695

Unfurnished

Council Tax band: B

- Three Good Sized Bedrooms
- Short Walk from Guisborough Town Centre
- Separate Lounge
- Separate Dining Room
- Large Kitchen
- Utility Room
- Bathroom

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this attractive THREE bedroom Terraced property, situated on Hedley Street, Guisborough. Located a short walk from Guisborough Market Town, the property briefly comprises; Entrance hall, Hallway, Lounge, Dining Room, Large Kitchen, Utility, Three Double Bedrooms and a Bathroom. The property also benefits from having a sunny rear yard and permit parking is available. Please call Martin and Co now to book your viewing of this lovely home.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** Entrance door and carpet flooring, doorway leading to a further entrance hallway.

**ENTRANCE HALLWAY** Central heating radiator, carpet flooring and stairs leading to the first floor.

**LOUNGE** To front aspect. Ceiling cornice, textured ceiling, wooden fire surround incorporating gas, carpet flooring, central heating radiator and uPVC bay.





**DINING ROOM** To rear aspect. Vinyl flooring, central heating radiator and uPVC French doors to yard.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, vinyl flooring, central heating radiator, understair cupboard and doorway leading to utility.

**UTILITY ROOM** To rear aspect. Laminate work surfaces, plumbing for washing machine, wall mounted Baxi gas central heating boiler, space for condenser dryer, space for fridge / freezer and uPVC door leading to rear yard.

**FIRST FLOOR**

**BEDROOM ONE** To front aspect. Ceiling cornice, carpet flooring, central heating radiator and uPVC bay window.

**BEDROOM TWO** To rear aspect. Carpet flooring, central heating radiator and uPVC window.

**BEDROOM THREE** To rear aspect. Carpet flooring, central heating radiator and uPVC window.

**LANDING** With loft access hatch and large storage cupboard. Carpet flooring.

**BATHROOM** Part tiled. White suite comprising: low level WC, pedestal wash hand basin, panelled bath shower over, shower curtain, vinyl flooring, heated towel rail and uPVC window.

**EXTERNALLY**

**REAR YARD** The enclosed rear yard is mainly concreted with an artificial grassed area and a cold water external tap. Gate to rear alleyway for bins.

**PARKING** Permit Parking available via Redcar and



Cleveland Council. Please visit the council website for more information- <https://www.redcar-cleveland.gov.uk/roads-and-parking/residential-parking-zones>

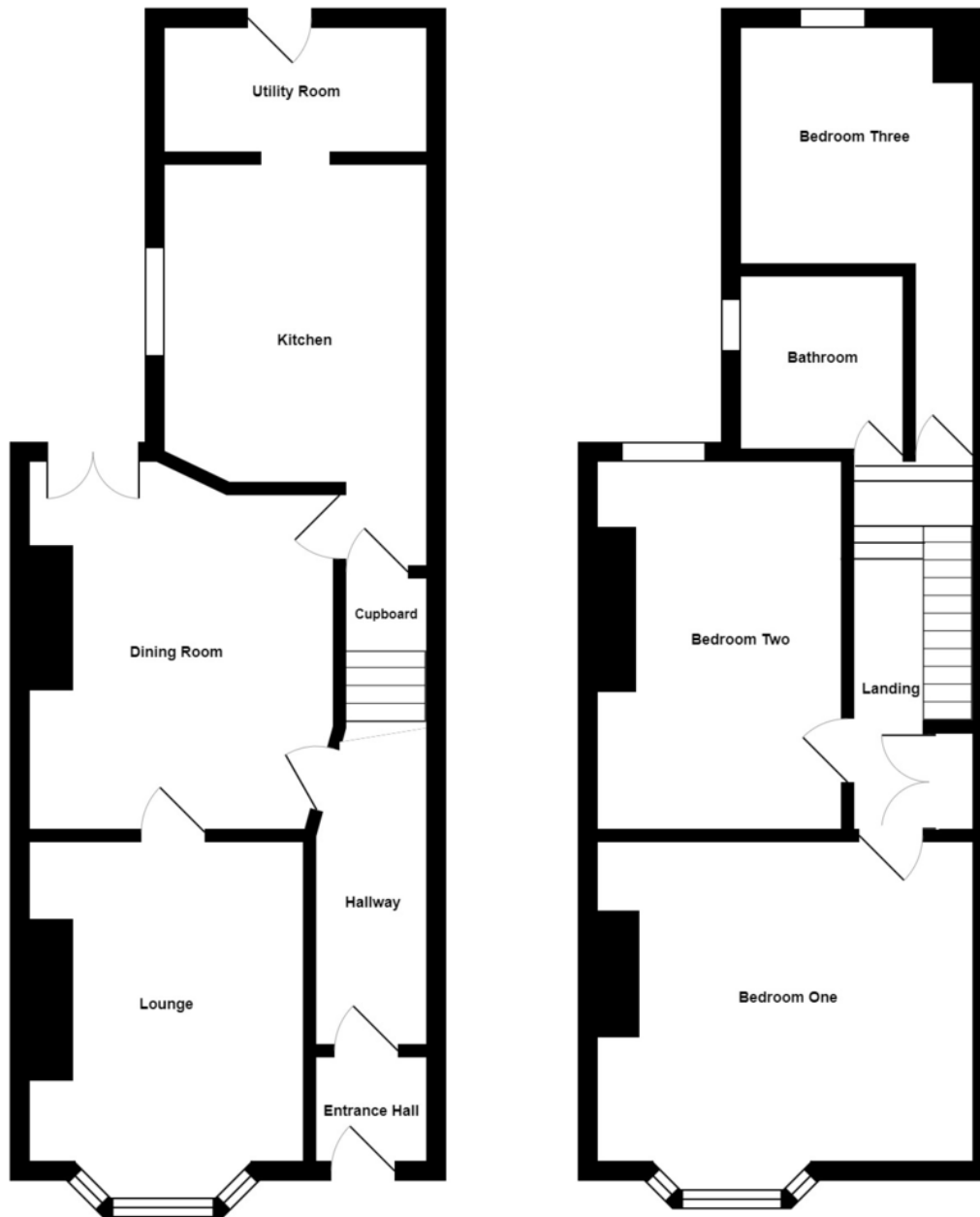
PLEASE NOTE By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

[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)

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.







## 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.