

**TO LET**



**Wilson Street, Guisborough**

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

**£695 pcm**



## Wilson Street, Guisborough

3 Bedrooms, 1 Bathroom

£695 pcm

Date available: Available Now

Deposit: £695

Unfurnished

Council Tax band: A

- Renovated Property!
- Close to local amenities
- Three generous bedrooms
- Brand New Kitchen
- Permit Parking Available
- Lovely family home
- Excellent location

FULL DESCRIPTION Martin and Co are pleased to welcome to the market, this spacious THREE bedroom terraced property, located on Wilson Street, Guisborough. Briefly comprising; entrance porch, cosy lounge, large kitchen, utility room, downstairs bathroom, rear yard and three generous sized bedrooms to the first floor. Having undergone recent renovations, this lovely home now has a modern feel throughout. Virtual tour available. Please call Martin and Co now to organise a viewing.

INTERNAL

GROUND FLOOR

ENTRANCE PORCH 3' 1" x 3' 0" (0.96m x 0.92m)  
uPVC entrance door, carpet flooring and door leading to Lounge.

LOUNGE 13' 2" x 14' 4" (4.02m x 4.39m) To front aspect. Ceiling cornice, textured ceiling, fire surround incorporating electric fire, carpet flooring, central heating radiator and uPVC window .





**KITCHEN/DINER 11' 0" x 11' 3" (3.37m x 3.43m)** To rear aspect. Range of wall, base and drawer units with light grey fascias, stainless steel inset sink unit, mixer tap, laminate upsills, laminate surfaces, ceramic hob, electric oven, extractor hood, space for freestanding fridge / freezer, vinyl flooring, double panelled radiator and uPVC window. Door leading to utility and stairs.

**BATHROOM 5' 4" x 6' 7" (1.65m x 2.01m)** Fully clad. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Triton shower over, shower curtain, extractor, vinyl flooring, central heating radiator and uPVC window.

**UTILITY ROOM 6' 1" x 6' 7" (1.87m x 2.02m)** To rear aspect. Laminate work surfaces, plumbing for washing machine, courtesy door to the yard and uPVC window.

## FIRST FLOOR

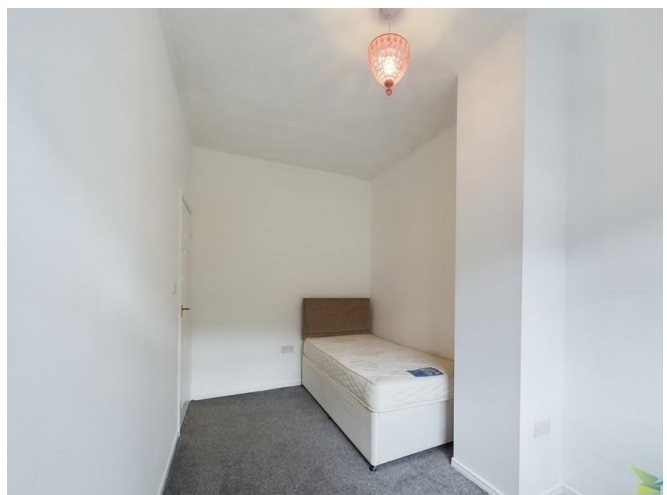
**LANDING 2' 9" x 7' 1" (0.85m x 2.16m)** With loft access

and carpet flooring.

**BEDROOM ONE 11' 2" x 11' 4" (3.42m x 3.47m)** To rear aspect. Ceiling cornice, fitted cupboard housing boiler, central heating radiator and uPVC window. Carpet flooring.

**BEDROOM TWO 13' 3" x 7' 1" (4.05m x 2.17m)** To front aspect. Textured ceiling, carpet flooring, central heating radiator and uPVC window.

**BEDROOM THREE 10' 1" x 7' 0" (3.09m x 2.15m)** To front aspect. Textured ceiling, carpet flooring, central heating radiator and uPVC window.

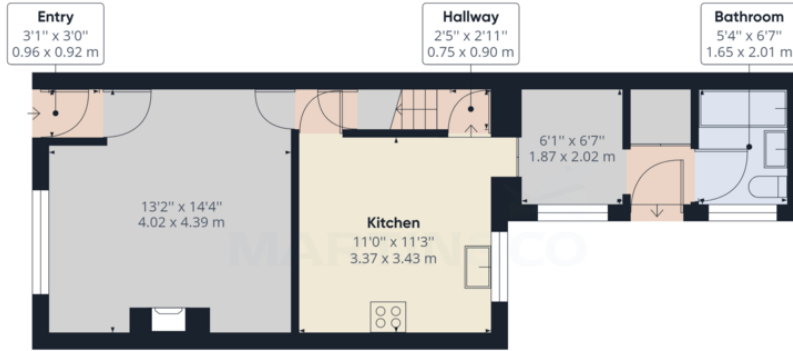




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	

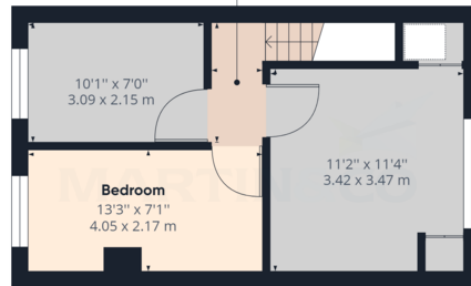




Ground Floor

Approximate total area<sup>(1)</sup>  
763.08 ft<sup>2</sup>  
70.89 m<sup>2</sup>

**Landing**  
2'9" x 7'1"  
0.85 x 2.16 m



Floor 1

(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

## Martin & Co Guisborough

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