

TO LET



Charltons, Redcar And Cleveland

3 Bedrooms, 2 Bathroom, Mid Terraced House

£695 pcm



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3 Bedrooms, 2 Bathroom

£695 pcm

Date available:

Deposit: £850

Unfurnished

Council Tax band: A

- Recently Renovated
- Three Bedrooms
- Unfurnished
- Lounge with Log Burner
- Scenic Views
- Ensuite
- On Street Parking Available

FULL DESCRIPTION Martin & Co are pleased to welcome to the market this newly renovated THREE bedroom terraced property, located in the village of Charltons. This property boasts 2 log burners to keep you toasty and warm with idyllic countryside views. The property comprises of three bedrooms, one with an en suite, open plan kitchen and living space and separate dining room. Rear yard and on Street parking.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Composite entrance door, Wood flooring leading onto the hallway

HALLWAY Ceiling cornice, dado, wood flooring, double doors leading to dining room and stairs leading to the first floor.

DINING ROOM To front aspect. Ceiling cornice, dado, wood flooring, Log burner and uPVC window.

LOUNGE To rear aspect. Ceiling cornice, wood





flooring, central heating radiator and log burner, with uPVC window

KITCHEN To rear aspect. Range of wall, base and drawer units with blue effect fascias, Belfast sink unit, mixer tap, tile splash back for cooker, granite work surfaces, electric oven, extractor hood, free standing fridge freezer, integrated dishwasher, tile flooring with underfloor heating, and uPVC window.

UTILITY ROOM To rear aspect. free standing washing machine, underfloor heating, uPVC door to rear yard space..

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Mira electric shower over, glazed side screen , extractor, tiled flooring with underfloor heating, heated towel rail and uPVC window.

FIRST FLOOR

LANDING

BEDROOM 1 To front aspect. Wardrobes, central heating radiator and uPVC window.

ENSUITE Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, Triton electric shower, and wood flooring.

BEDROOM 2 To rear aspect. Central heating radiator and uPVC window.

BEDROOM 3 To rear aspect. Central heating radiator and uPVC window.

EXTERNALLY

REAR YARD Small rear yard. Cold water external tap.

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



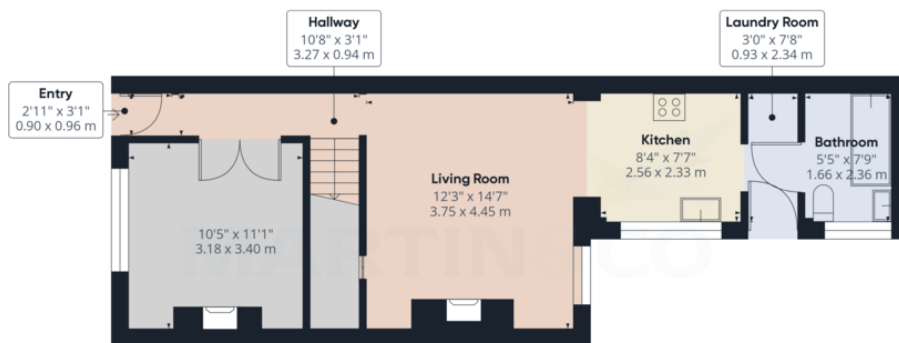
guidelines. More information can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

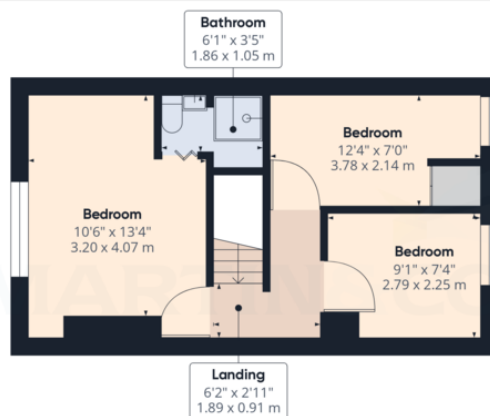
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs. Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide proof of an income 3x the annual rent. We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		



Ground Floor



Floor 1

Approximate total area¹⁾

845.09 ft²

78.51 m²

(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.