

TO LET



Eglinton Avenue, Guisborough

2 Bedrooms, 1 Bathroom, Semi Detached Bungalow

£850 pcm



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FULL DESCRIPTION Martin & Co Guisborough are delighted to bring to the market this TWO BEDROOM Semi Detached Bungalow, located in the popular Hunters Hill Area of Guisborough. Recently decorated throughout. Briefly comprising of entrance hall, lounge, kitchen, shower room, two bedrooms, front and rear gardens, large driveway and garage. Viewing Advised contact 01287 631254.

Date available: Available Now

Deposit: £950

Unfurnished

Council Tax band: C

- No Onward Chain
- Recently Modernised
- Shower room
- Front & Rear Gardens
- Large Driveway
- Garage
- EV Charging Point

INTERNALLY

ENTRANCE HALL uPVC entrance door, ceiling cornice, central heating radiator, carpet flooring with coir mat, loft access hatch with ladder, part boarded and Main gas central heating boiler.

KITCHEN To front aspect. Range of wall, base and drawer units with white gloss fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, solid hot plate hob, electric oven, extractor hood, integrated fridge, integrated freezer, plumbing for washing machine, vinyl flooring, central heating radiator and uPVC window.





LOUNGE To front aspect. Ceiling cornice, wall mounted electric fire with pebble display, carpet flooring, central heating radiator and uPVC window.

BEDROOM 1 To rear aspect. Ceiling cornice, sliding fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM 2 To rear aspect. Ceiling cornice, sliding fitted wardrobes, central heating radiator and uPVC window.

SHOWER ROOM Fully tiled walls. White suite comprising: low level WC, pedestal wash hand basin, glazed shower cubical with Triton shower over, extractor, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with raised brick borders. The fence enclosed rear garden is

mainly laid to lawn with a paved pathway and raised brick border

GARAGE With up and over door, power and light.

DRIVE Large driveway providing off road parking for approximately 3-4 cars. Outside water tap and EV charging point.

PLEASE NOTE Holding Deposit

A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will



be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the aforementioned reasons may result in you losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		



Approximate total area[#]
569.34 ft²
52.89 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.