

TO LET



Bennison Street, Guisborough

1 Bedroom, 1 Bathroom, Flat

£750 pcm



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FULL DESCRIPTION This one bedroom ground floor apartment is currently being redecorated throughout. Deceptively spacious one bedroom ground floor flat, ideally located within a short walk of Guisborough Town Centre. Due to the close proximity of the town centre this property is close to many local amenities and bus routes and therefore, ideally suited to a single person or a couple.

Date available: 1st December 2025

Deposit: £850

Unfurnished

Council Tax band: A

- Close to schools, shops, and transport links
- Lateral Living
- Great Walks Close By
- Lounge
- Kitchen
- One Bedroom
- Bathroom

PRIVATE GATED ENTRANCE Private gated entrance leading to a covered walkway with a Althorp Door Canopy over the uPVC entrance door and wooden gate leading to the rear.

INTERNALLY

GROUND FLOOR

LOUNGE 13' 6" x 10' 10" (4.11m x 3.3m) To side aspect. uPVC entrance door, ceiling cornice, laminate flooring, double panelled central heating radiator, storage cupboard, uPVC window and two internal doors leading to the bedroom and kitchen.





BEDROOM 13' 6" x 10' 8" (4.11m x 3.25m) To front aspect. Ceiling cornice, central heating radiator, open wardrobe, carpet flooring and uPVC window.

COURT YARD Large court yard with outdoor electric sockets.

KITCHEN 17' 2" x 6' 8" (5.23m x 2.03m) To rear aspect. Range of wall, base and drawer units with light white wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, space for washing machine, vinyl flooring, double panelled central heating radiator, two windows and new uPVC rear exit door to the court yard.

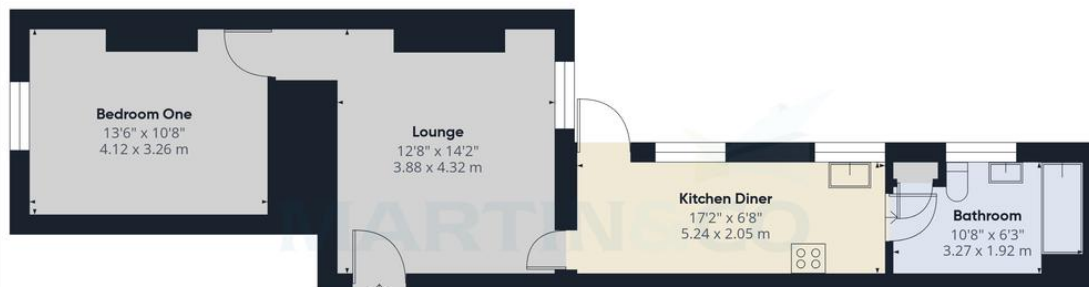
BATHROOM Fully panelled walls. White suite comprising: low level WC with push button flush, pedestal inset wash hand basin, panelled bath with electric shower over, glazed side screen, extractor, tiled flooring, double panelled central heating radiator, uPVC window and storage cupboard containing a new wall mounted main gas central heating boiler.

EXTERNALLY





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		



Approximate total area⁽¹⁾
506 ft²
47.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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