

TO LET



The Globe, 81 Northgate

2 Bedrooms, 1 Bathroom, Apartment

£850 pcm



The Globe, 81 Northgate

2 Bedrooms, 1 Bathroom

£850 pcm

Date available: 1st January 2026

Deposit: £950

Furnished

Council Tax band: A

- Modern Apartment
- Integrated Appliances
- Complimentary WIFI Included
- Open Plan Living
- Central Location
- Parking Permit
- Private Outdoor Patio

FULL DESCRIPTION Martin and Co are pleased to welcome to the market this TWO Bedroom, PART FURNISHED apartment, located at The Globe. Recently renovated, this ground floor apartment is within walking distance of the town centre. Briefly comprising; communal entrance, hallway, open plan kitchen / lounge, two bedroom's and bathroom. The property also benefits from having provided permit parking and a PRIVATE patio. Call now to book a viewing.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL Double panelled central heating radiator and laminate flooring.

OPEN PLAN KITCHEN DINER To front aspect. Range of wall, base and drawer units with light gloss fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge freezer, integrated washing machine, concealed wall mounted





gas central heating boiler, laminate flooring, inset lighting, two double panelled central heating radiators and two uPVC windows.

BEDROOM To rear aspect. Central heating radiator, carpet flooring and uPVC window.

BEDROOM To rear aspect. Central heating radiator, carpet flooring and uPVC patio door leading to rear patio.

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

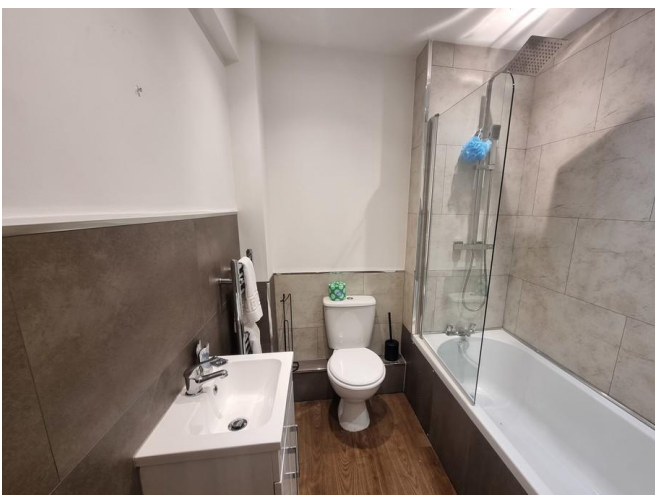
EXTERNALLY

REAR PATIO The private fence enclosed rear paved patio has rear access gate to alley for wheelie bin access.

PLEASE NOTE Documents that may be required - Passport, driving licence, bank statements (to assess income), utility bill (proof of address), payslips, benefits award letter, WFTC award letter.

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 afore mentioned 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.

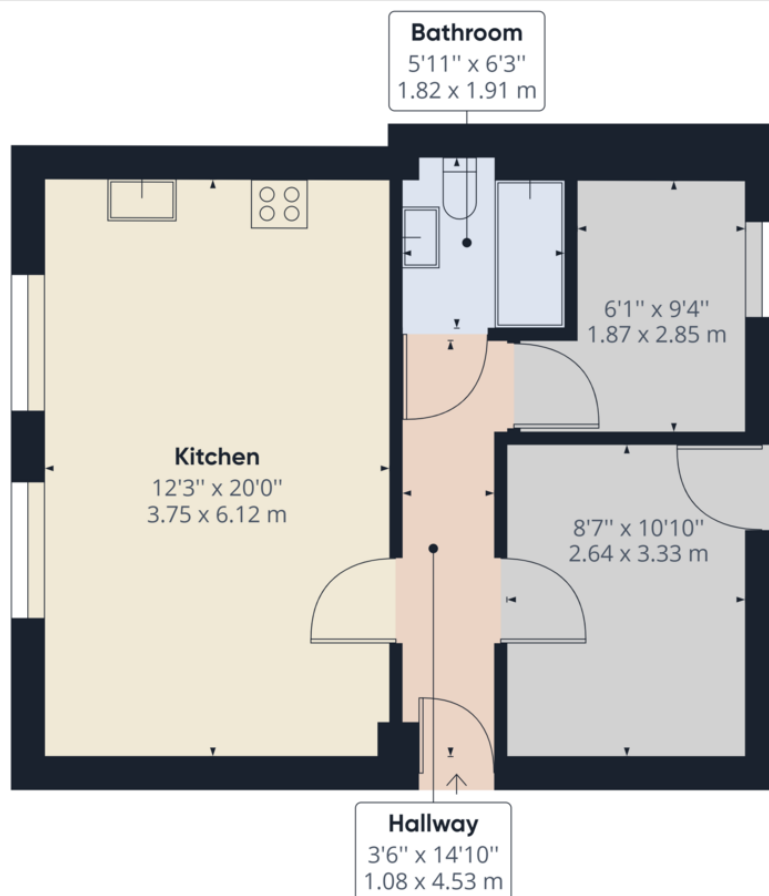
Reference Checks and Credit Worthiness - All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent. DSS applicants will require a guarantor who is working and able to provide 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.

Right to Rent Checks - 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		



Approximate total area⁽¹⁾
508.34 ft²
47.23 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

Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: Guisborough@martinco.com <http://www.martinco.com>

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.