

TO LET



Auckland Street, Guisborough

2 Bedrooms, 1 Bathroom, Mid Terraced House

£695 pcm



Auckland Street, Guisborough

2 Bedrooms, 1 Bathroom

£695 pcm

Date available: 1st August 2024

Deposit: £695

Unfurnished

Council Tax band: A

- 2 Bedrooms
- Situated near local amenities
- Unfurnished
- Rear Yard
- Dining Room
- Central Heating
- Ground floor bathroom

INTERNALLY

GROUND FLOOR

LOUNGE 13' 6" x 12' 7" (4.13m increasing to 4.14 m x 3.86m increasing to 4.46) To front aspect. Wooden fire surround incorporating electric fire, carpet flooring, central heating radiator, stairs to first floor incorporating small under stairs storage cupboard, uPVC bay window and uPVC door.

DINING ROOM 13' 5" x 12' 8" (4.11m x 3.87m increasing to 3.88) To rear aspect. Carpet flooring, double panelled central heating radiator and uPVC window.

KITCHEN 10' 6" x 7' 8" (3.21m x 2.34m) To side aspect. Range of wall, base and drawer units with white fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, vinyl flooring and uPVC window.

LOBBY To side aspect. Storage cupboard, vinyl





flooring, textured ceiling and 1/2 glazed wooden door leading to rear yard.

heating boiler and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC, pedestal wash hand basin, panelled bath with Triton shower over, shower curtain, extractor, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

REAR YARD Enclosed rear yard with gate leading to rear alley.

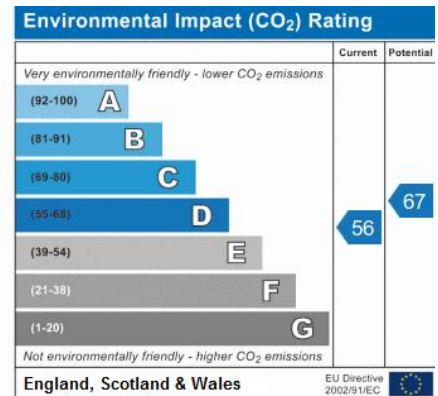
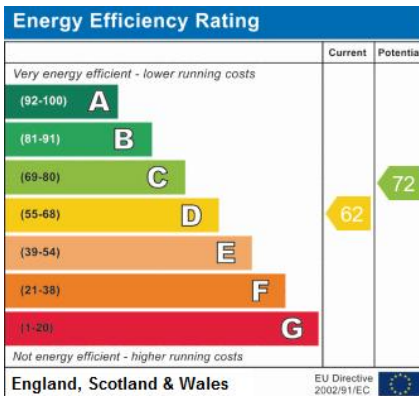
FIRST FLOOR

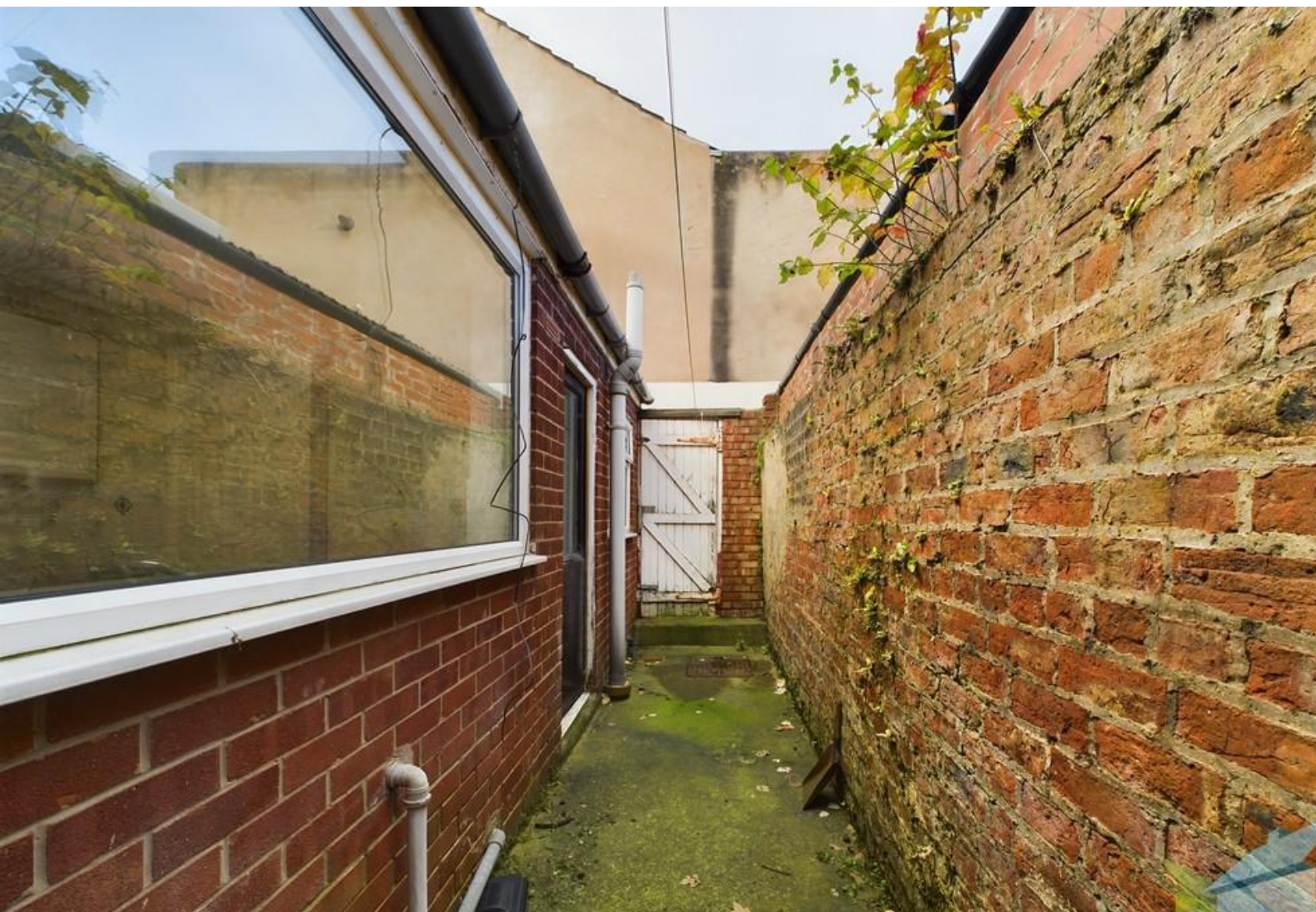
LANDING

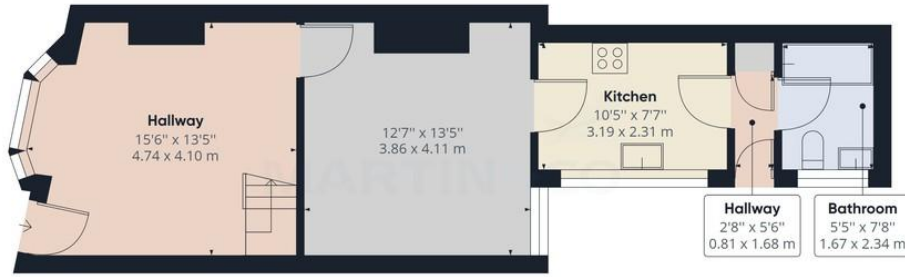
BEDROOM 1 13' 7" x 9' 6" (4.16m increasing to 4.22m x 2.90m increasing to 3.68m) To front aspect. Double panelled central heating radiator, carpet flooring, integral storage cupboard with loft access and uPVC window.

BEDROOM 2 13' 7" x 12' 10" (4.16m increasing to 4.17m x 3.92m increasing to 3.96m) To rear aspect. Double panelled central heating radiator, carpet flooring, storage cupboard housing Baxi gas central

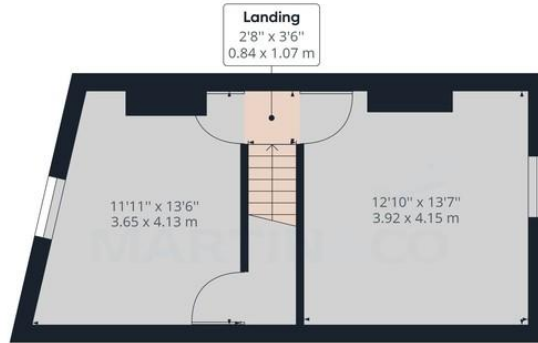








Ground Floor



Floor 1

Approximate total area⁽¹⁾
826.43 ft²
76.78 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.