

TO LET



Haxby Court, Guisborough

4 Bedrooms, 2 Bathroom, Detached House

£1,200 pcm



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4 Bedrooms, 2 Bathroom

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Date available: Available Now

Deposit: £1,300

Unfurnished

Council Tax band: E

- 4 Bedroom
- Situated near local amenities
- Unfurnished
- Lounge
- Bathroom
- Gas Central Heating Boiler
- Ground floor W/C

FULL DESCRIPTION Martin & Co are pleased to present to the market this FOUR bedroom DETACHED property located on the Regency Gardens Estate, Guisborough. Situated within walking distance of Laurence Jackson Secondary School. This property comprises of lounge, kitchen dining room, W/C to the ground floor. FOUR bedrooms to the first floor, one with en suite and a family bathroom. Call now to arrange a Viewing 01287 631254

INTERNALLY

GROUND FLOOR

HALLWAY uPVC entrance door, central heating radiator and stairs leading to the first floor.

CLOAKROOM With hand wash basin, low level w.c. and double panelled radiator.

DINING ROOM 10' 8" x 8' 9" (3.25m x 2.67m) To front aspect. Ceiling cornice, double panelled central heating radiator, carpet flooring and UPVC double glazed square bay window.





LOUNGE 14' 9" x 12' 5" (4.5m x 3.78m) To rear aspect. Ceiling cornice, carpet flooring, double panelled central heating radiator and uPVC French doors leading to the rear garden.

DINING KITCHEN 15' 9" x 8' 9" (4.8m x 2.67m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, integrated fridge / freezer, integrated dishwasher, integrated washing machine, vinyl flooring, double panelled central heating radiator, uPVC windows and uPVC door.

FIRST FLOOR

LANDING Access to the loft. Airing cupboard and built-in storage cupboard.

BEDROOM 1 11' 9" x 11' 1" (3.58m x 3.38m) To front

aspect. With UPVC double glazed windows, Recess to house the T.V. Two fitted double wardrobes with beech/mirror effect doors, double panelled central heating radiator and carpet flooring. Door off to the ensuite.

ENSUITE Equipped with a three piece suite comprising walk-in shower cubicle, low level w.c., hand wash basin. Double panelled central heating radiator and UPVC double glazed window to the side elevation.

BEDROOM 2 10' 1" x 8' 10" (3.07m x 2.69m) With UPVC double glazed window to the front elevation. Recess to house the T.V. Double panelled central heating radiator and carpet flooring.

BEDROOM 3 9' 3" x 8' 10" (2.82m x 2.69m) With UPVC double glazed window to the rear. Double panelled central heating radiator and carpet flooring.

BEDROOM 4 9' 8" x 7' 5" (2.95m x 2.26m) With UPVC double glazed window to the rear elevation. Double



panelled central heating radiator and carpet flooring.

BATHROOM Comprising of a three piece suite comprising hand wash basin, low level w.c. and panel bath. UPVC double glazed window to the rear elevation. Double panelled central heating radiator.

EXTERNALLY

GARAGE Integral garage with up and over door, electric light and power.

GARDENS The front garden is laid to lawn. To the rear there is a fence enclosed rear garden which is mainly laid to lawn with a paved patio area and a variety of shrubs, bushes and plants.

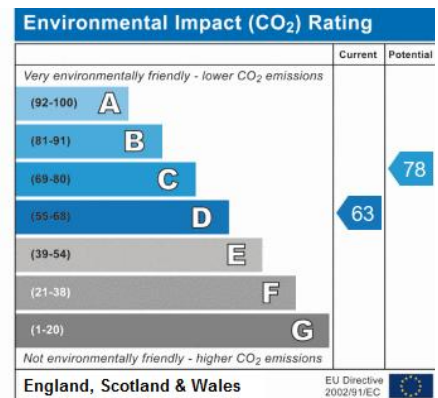
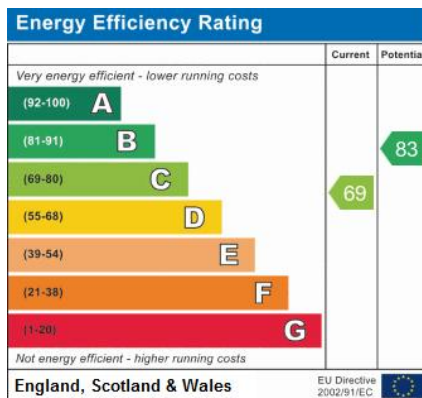
DRIVEWAY Providing off road parking.

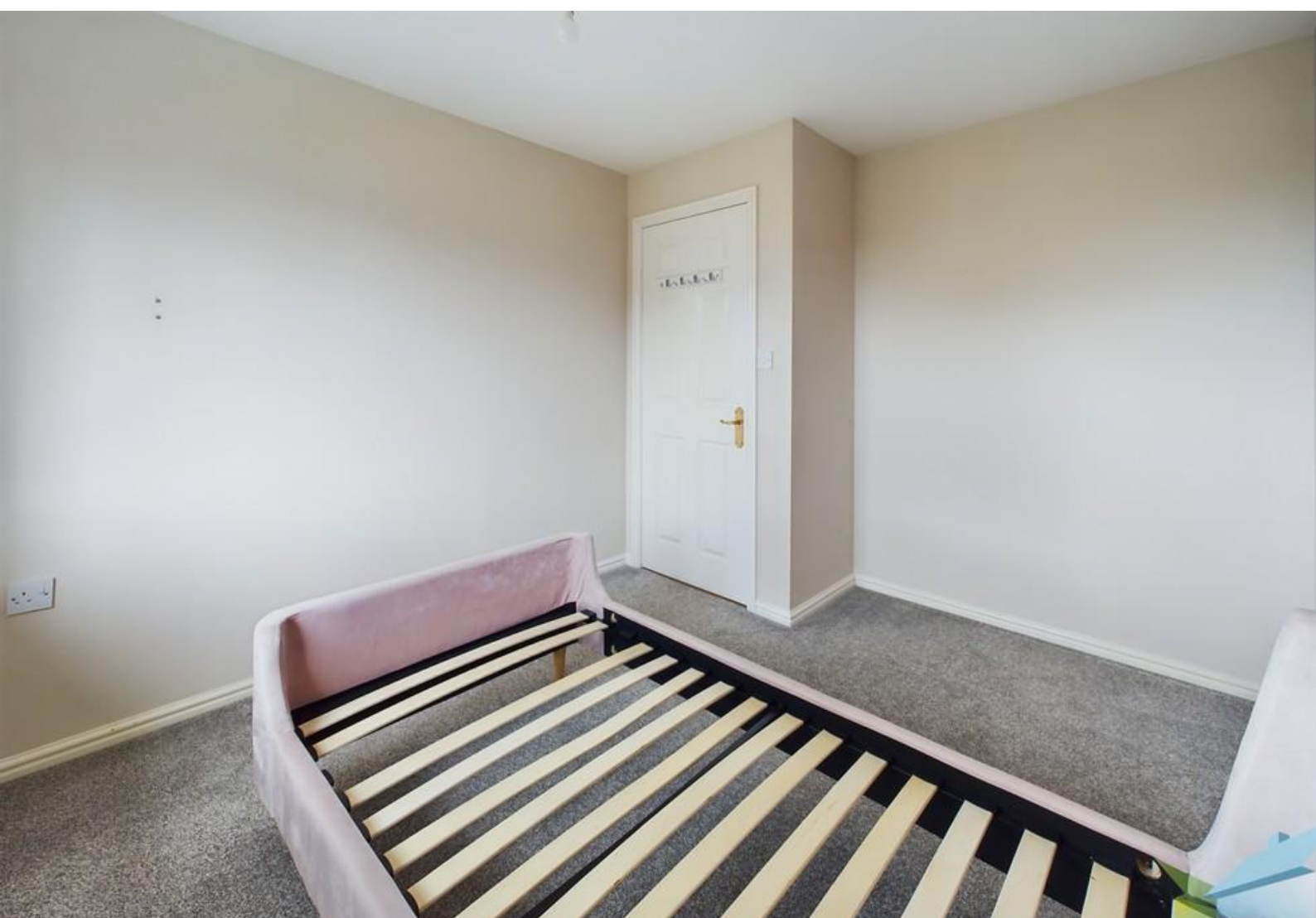
PLEASE NOTE Holding Deposit
A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

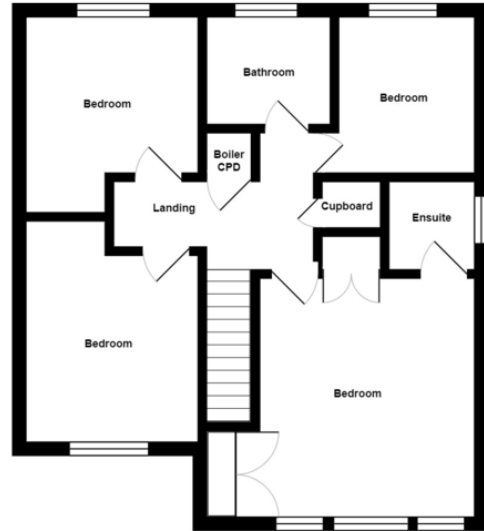
With the tenants' consent this holding deposit will be refunded against the first months rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

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 afore mentioned reasons may result in you loosing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.

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







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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.