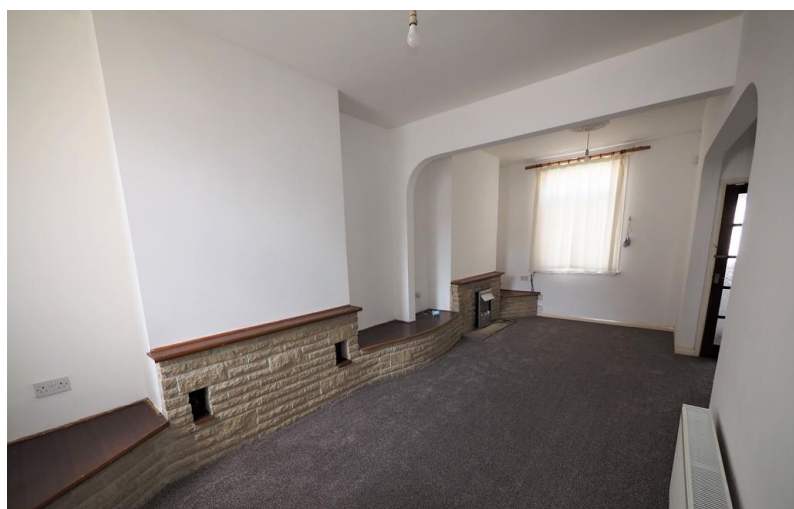


**TO LET**



## **Aubrey Street**

2 Bedrooms, 1 Bathroom, Mid Terraced House

**£700 pcm**





## Aubrey Street

2 Bedrooms, 1 Bathroom

**£700 pcm**

Date available: Available Now

Deposit: £575

Unfurnished

Council Tax band: A

- Open plan living/dining area
- Gas Central Heating Throughout
- Double glazing
- Rear yard
- Permit Parking available
- 
- 

FULL DESCRIPTION Martin & Co Guisborough is pleased to offer for rental this Two Bedroom mid terraced property available in the centre of Middlesbrough. Available on an unfurnished basis and located close to the Teesside university. Internally comprises of porch, open plan living room/dining room, kitchen, 2 double bedrooms and bathroom with shower over bath. Gas Central heating and double-glazing throughout. Externally the property has a large yard. Parking is available for residents with a permit.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE PORCH** uPVC entrance door and door leading to Lounge/diner.

**OPEN PLAN LOUNGE** To front & rear aspect. Fire surround, carpet flooring, central heating radiators x2, under stairs storage shelf and uPVC windows x2.

**KITCHEN** To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless





steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, central heating radiator, door to rear yard and window.

#### FIRST FLOOR

LANDING With loft access hatch.

BATHROOM Part tiled. White suite comprising: low level WC, pedestal wash hand basin, panelled bath, vinyl flooring, wall mounted heater and uPVC window.

BEDROOM 2 To rear aspect. Wall mounted Gas Central heating boiler, central heating radiator, carpet flooring and window.

BEDROOM 1 To front aspect. Central heating radiator, carpet flooring and uPVC window.

#### EXTERNALLY

REAR YARD There is a wall enclosed rear yard with

gate access to a communal alley with bin store.

PARKING There is permit parking available.

#### 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 losing your holding deposit. An extension to the deadline may be entered into if agreed in writing by all parties.



### Right to Rent Checks

By law, Right to Rent checks must be carried out 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](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf)

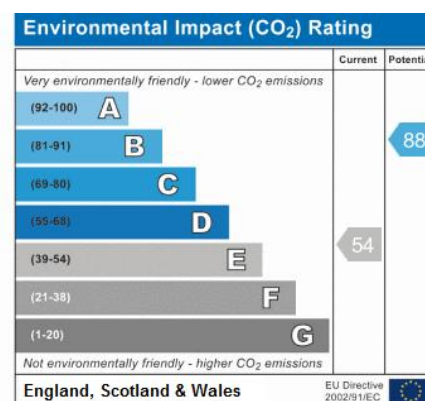
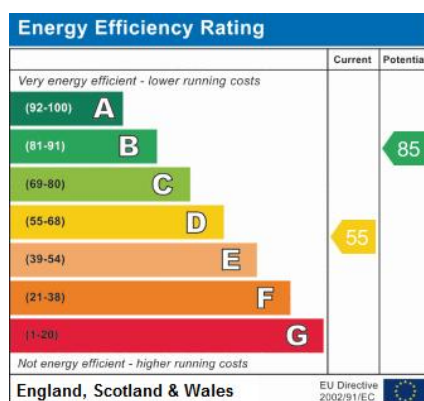
### Reference Checks and Credit Worthiness

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.

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

### Pet Deposit

The landlord of this property has advised that they may consider renting to tenants with pets. This may or may not be subject to an additional increase to the advertised rent at a figure of up to £25 per pet per calendar month, please enquire to find out more information.





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## Martin & Co Guisborough

83 Westgate • • Guisborough • TS14 6AF

T: 01287 631254 • E: [Guisborough@martinco.com](mailto: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.