

TO LET



13 Church Street

1 Bedroom, 1 Bathroom, Duplex Apartment

£645 pcm



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1 Bedroom, 1 Bathroom

£645 pcm

Date available: Available Now

Deposit: £700

Furnished

Council Tax band: A

- Prestigious first floor Duplex apartment
- Furnished to a high specification
- One Bedroom
- Video Intercom Entry System
- Superb location
- Fully integrated kitchen
- In the heart of Guisborough

GROUND FLOOR Communal entrance hall, access to individual mail box and stairs leading to the first and second floors.

ENTRANCE LOBBY Video intercom entry system, voice activated digital thermostat and stairs leading to the second floor.

OPEN PLAN LOUNGE / KITCHEN 20' 5" maximum x 11' 6" into recess (6.22m x 3.51m) Two x two seater sofas, recliner chair with footstool, coffee table, nest of tables, TV aerial point, USB charging point, inset lighting, two wall mounted digital electric panel heaters, contemporary range of wall, base and drawer units, laminate work surfaces, laminate splash backs, stainless steel inset sink, mixer tap, ceramic hob, extractor, electric oven, integrated microwave, integrated slim-line dishwasher, free standing combined fridge freezer with water dispenser, breakfast bar, two stools and wall mounted digital electric panel heater.

UTILITY Hot water storage cylinder and Candy Alise combined washer / dryer.





FIRST FLOOR

LANDING Inset lighting and fitted triple wardrobe with sliding doors (mirrored centre door).

BEDROOM 10' 6" x 9' 6" (3.2m x 2.9m) Double bed, walnut effect dressing table, chest of drawers, two bedside cabinets, TV aerial point, USB charging point and inset lighting.

FULLY TILED BATHROOM Contemporary white suite comprising: WC with push button flush, wash hand basin with storage cupboards below, 'P' shaped bath with 'drench' style dual shower head over, glazed side screen, shelving, inset lighting, heated towel rail and tiled floor.

EXTERNALLY PARKING

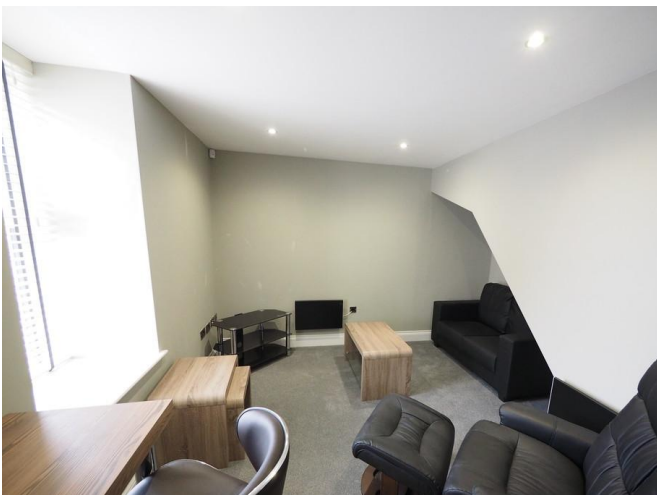
There is limited free parking within 100 metres of the property which are on a first come first served basis and zoned residents parking for which a permit can be

applied for from the Local Authority. There are also two public car parks within 150 metres which are free from 6pm to 8am and all day Sunday, a season ticket is available for all other hours at these car parks.

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

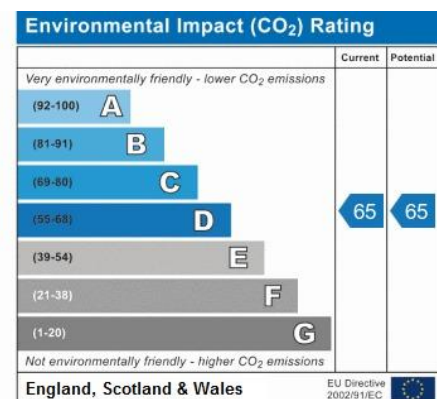
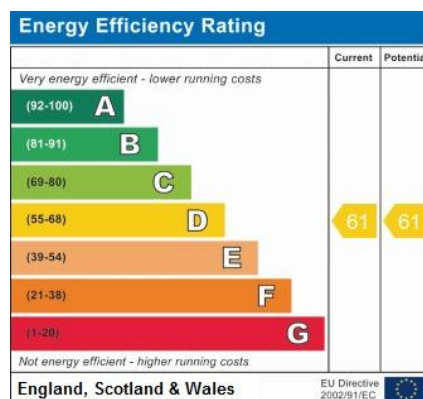
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:

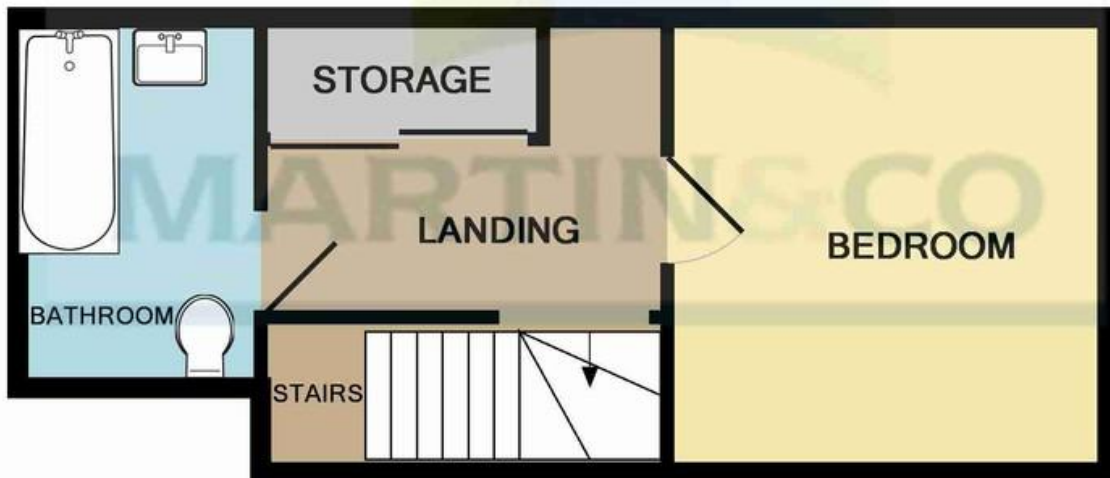
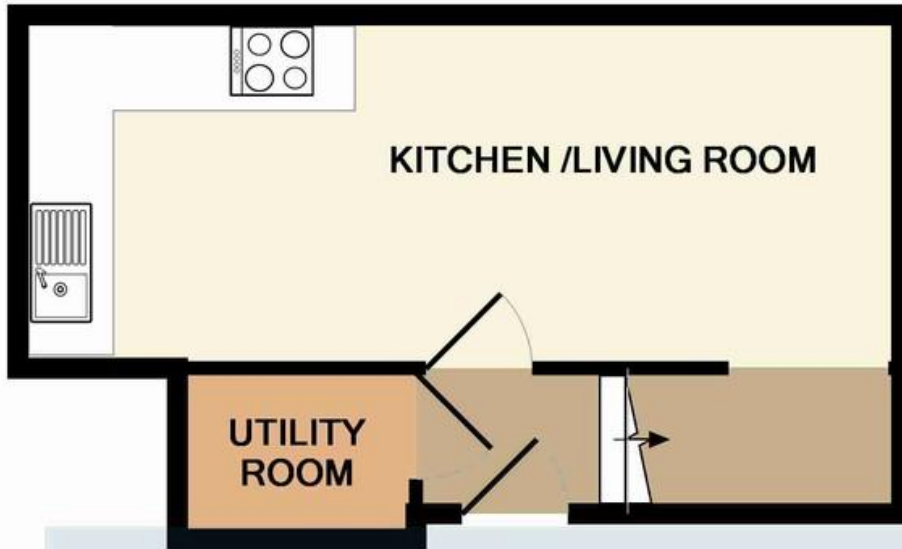
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

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.





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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.