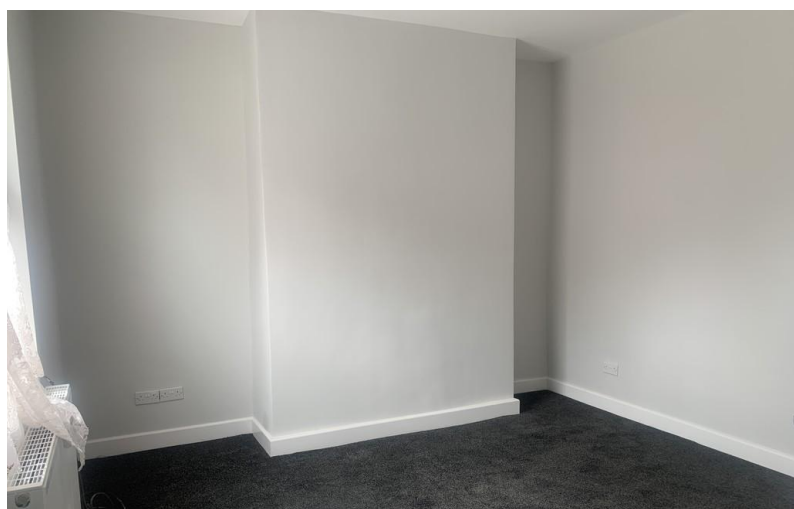


**TO LET**



**Bolckow Street, Guisborough**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**£695 pcm**



## Bolckow Street, Guisborough

3 Bedrooms, 1 Bathroom

£695 pcm

FULL DESCRIPTION Martin and Co are please to welcome this three bedroom mid terraced house which is centrally located within a short walking distance of Guisborough Town Centre. The property briefly comprises: entrance lobby, lounge, breakfast kitchen, ground floor bathroom, pantry storage and three first floor bedrooms. Externally the property benefits from a large rear yard and outhouses.

Date available: Available Now

Deposit: £795

Unfurnished

Council Tax band: A

- Three Bedrooms
- Ground Floor Bathroom
- Reception Room
- Pantry storage
- Large Rear Yard
- Outhouses
- 

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE LOBBY** uPVC entrance door, and stairs leading to the first floor.

**LOUNGE** 13' 2" x 12' 6" (4.03m x 3.82m) To front aspect. Carpet flooring, central heating radiator, understairs cupboard and uPVC DG window.

**KITCHEN/DINER** 9' 10" x 9' 8" (3.00m x 2.97m) To rear aspect. Range of wall, base and drawer units with light fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob,





electric oven, stainless steel extractor hood, vinyl flooring, central heating radiator, pantry cupboard with electric socket and uPVC DG window.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with mains shower over, glazed side screen, extractor, vinyl flooring, central heating radiator, cupboard housing gas central heating boiler and two uPVC DG windows.

**COVERED OUTHOUSE STORAGE** Leading from the kitchen there is a covered outhouse storage area with single glazed window and door leading to the rear yard.

## FIRST FLOOR

**LANDING** Carpet flooring and uPVC DG window.

**BEDROOM 10' 3" x 9' 10"** (3.13m x 3.00m) To front aspect. Central heating radiator, carpet flooring and uPVC DG window.

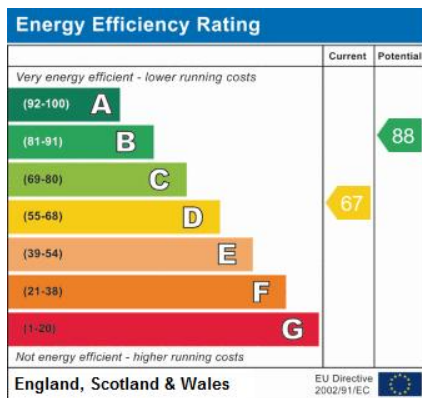
**BEDROOM 12' 7" x 8' 2"** (3.84m x 2.50m) To rear aspect. Central heating radiator, carpet flooring and uPVC DG window.

**BEDROOM 9' 7" x 8' 10" max** (2.93m x 2.71m max) To front aspect. Central heating radiator, carpet flooring and uPVC DG window.

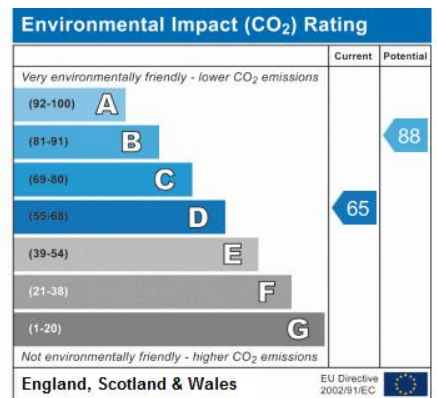
## EXTERNALLY

**REAR YARD** Enclosed rear yard with gated access to rear alley. Two outdoor storage houses and large shed.

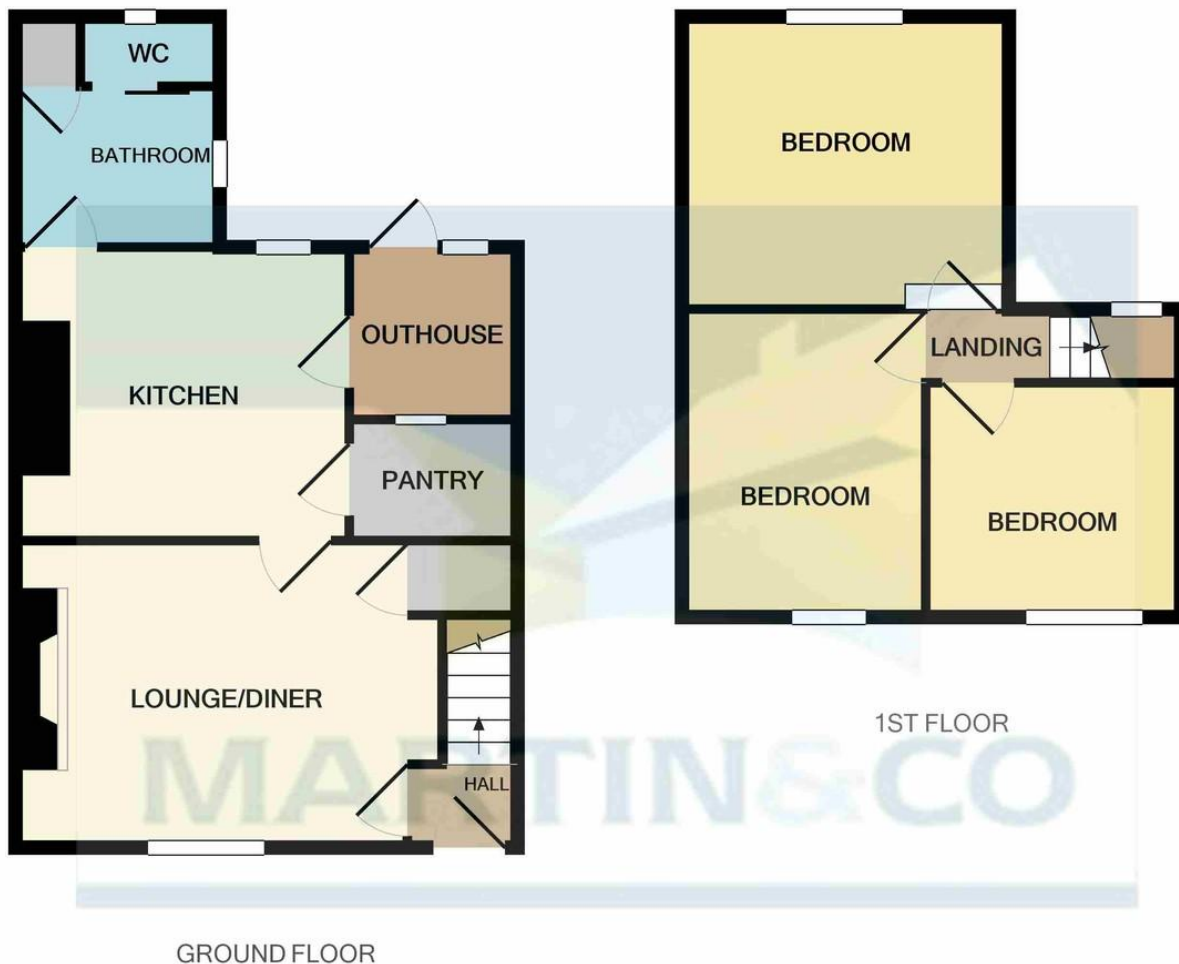




Address:  
74 Bolckow Street







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Martin & Co Guisborough

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# 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.