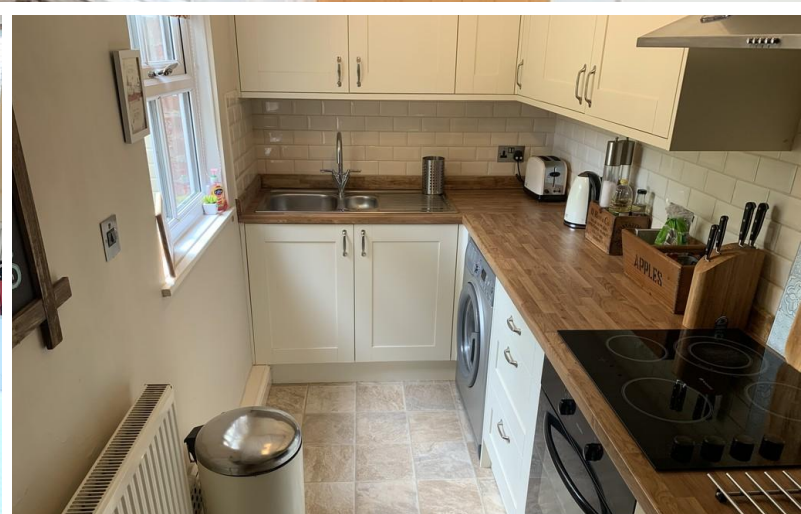


TO LET



Prospect Place, Guisborough

2 Bedrooms, 1 Bathroom, Houses

£650 pcm



Prospect Place, Guisborough

Houses,
2 bedroom, 1 bathroom

£650 pcm

Date available: 1st April 2024

Deposit: £650

Unfurnished

Council Tax band: B

- 2 Bedrooms
- Unfurnished
- Close to Town Centre
- Private Town Location
- Kitchen
- Bathroom
- Central Heating

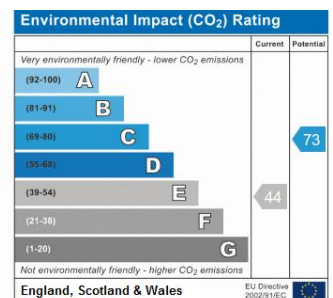
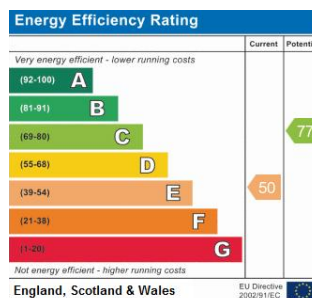
FULL DESCRIPTION Martin and Co are please to welcome to the market this 2 Bedroom cottage located through private access but close to the town centre. The property briefly comprises of living room, kitchen, 2 double bedrooms and a bathroom set over 3 floors.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL uPVC entrance door, central heating radiator, carpet mat flooring and stairs leading to the first floor.

LIVING ROOM 18' 6" x 11' 5" (5.65m x 3.48m) Wooden mantelpiece over an electric fire, carpet flooring, double panelled central heating radiator, large under stairs cupboard with shelving and plug sockets and uPVC windows.



Address:
2 Prospect Place



KITCHEN To rear aspect. Range of wall, base and drawer units with light fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate surfaces, hob, electric oven, extractor hood / integrated fridge and integrated freezer, space for washing machine, vinyl flooring, double panelled central heating radiator and uPVC window.

FIRST FLOOR

LANDING With stairs leading to the second floor

BEDROOM 1 11' 5" x 11' 0" (3.48m x 3.37m) To front aspect. Decorative fireplace, fitted wardrobes, central heating radiator and uPVC window.

BATHROOM Part tiled. White suite comprising: low level WC with push button flush, wash hand basin, panelled bath with Mira electric shower over, glazed side screen, vinyl flooring, central heating radiator, airing cupboard and uPVC window.

SECOND FLOOR

BEDROOM 2 12' 5" x 10' 2" (3.81m x 3.12m) Fitted wardrobes, central heating radiator and uPVC window.

EXTERNALLY Externally there is shared access from

the High Street for the residents of prospect place.

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.



Martin & Co Guisborough

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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.