

TO LET



Lime Road, Guisborough

3 Bedrooms, 1 Bathroom, Mid Terraced House

£750 pcm



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FULL DESCRIPTION Martin & Co are pleased to welcome to the market this 3 bedroom property situated in a popular residential area. The property benefits from gas central heating, uPVC double glazing and offers accommodation briefly comprising: entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom. Externally there are gardens to the front and rear.

Date available: Available Now

Deposit: £850

Unfurnished

Council Tax band: A

- 3 Bedrooms
- Dining Room
- Unfurnished
- Living Room
- Bathroom
- Gas Central Heating
- Close to Town Centre and Local Amenities

INTERNALLY

GROUND FLOOR

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

LOUNGE To front aspect. Ceiling cornice, textured ceiling, fire surround incorporating gas, carpet flooring, central heating radiator and uPVC bay windows, under stairs storage.

DINING ROOM To rear aspect. Ceiling cornice, textured ceiling, dado, vinyl flooring, central heating





radiator, Patio doors leading to rear Garden.

KITCHEN To rear aspect. Range of wall, base and drawer units white gloss effect, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, space for cooker, extractor hood, space for fridge freezer, plumbing for washing machine and uPVC window.

FIRST FLOOR

BEDROOM 1 To front aspect, central heating radiator and uPVC window.

BEDROOM 2 To front aspect, storage cupboard housing Ferrolli Gas wall-mounted Boiler, central heating radiator and uPVC window.

BEDROOM 3 To rear aspect, central heating radiator and uPVC window.

BATHROOM Fully tiled. White suite comprising: low level WC with lever flush, wash hand basin, glazed shower enclosure, textured ceiling, extractor, vinyl, central heating radiator and uPVC window.

EXTERNALLY

GARDENS The front garden is mainly a paved area. The fence enclosed rear garden is mainly laid to lawn with a paved and gravelled area and a variety of shrubs, bushes and plants. Cold water external tap. Side access for bins via side gate.

PLEASE NOTE Holding Deposit

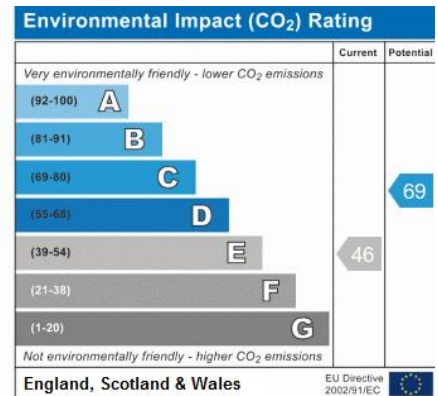
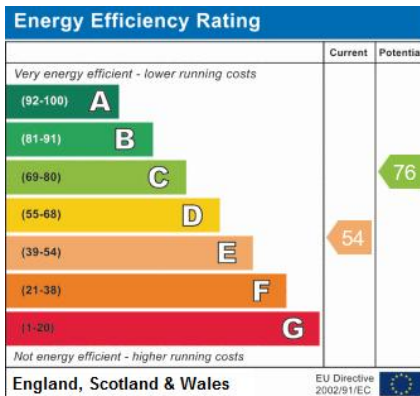
A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out.

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.







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.