



36 FURROW GRANGE
Stainton, Middlesbrough



36 FURROW GRANGE STANTON

Middlesbrough, TS5 8DP

An impressive modern executive five bedroom family home upgraded to the highest of specifications in the popular area of Stainton, near Middlesbrough.

The house offers spacious accommodation to include entrance hall, sitting room, large kitchen dining room, office, utility, downstairs W.C. four good-sized double rooms, dressing room, two en-suites, house bathroom.

Externally, open front garden and drive, rear garden and patio area, an attached double garage.



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Situation and Amenities

Stokesley 5.7 miles, Middlesbrough 4.6 miles, Darlington 19.2 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Description

An impressive entrance hall with an attractive glass and timber staircase off with Karndean flooring, doors leading to sitting room, office and kitchen. The sitting room has a media wall and patio doors to the garden. Half glazed double doors leads into the kitchen dining room fitted with a range of light grey base and wall units with contrasting dark grey laminated work surfaces with matching up-stands incorporating double oven, hob with extractor over and glass splashback and fridge/freezer. Matching island incorporating grey sink with mixer tap and dishwasher. Mirror feature wall, spotlighting and Karndean flooring with full length Patio doors to the rear garden. There is an office/study to the front of the property with downstairs W.C. off the hallway. The utility is fitted with a range of light grey base units with contrasting laminated work surfaces incorporating sink with mixer tap, Karndean flooring and external door.

To the first floor the landing area has a feature mirror wall over the staircase and doors leading to the master bedroom being a good-sized double room with mirror feature wall and en-suite shower room being partially tiled with double walk-in shower enclosure with mains shower, hand basin and W.C. with spotlights and tiled floor. The second bedroom is a good-sized double room with en-suite shower room partially tiled with double double enclosure with mains shower, hand basin and W.C. spotlights and tiled floor. Bedrooms three and four are good double rooms with bedroom five being set up as a dressing room with fitted hanging space and drawers. The house bathroom is fully tiled and comprises of bath mixer tap and shower attachment, double walk-in shower enclosure with main shower, hand basin with mirror over, W.C. spotlights and tiled floor.

Externally, there is an open front lawn and blocked paved driveway for two vehicles and attached double garage with plumbing for washing machine and houses the boiler. There is a rear enclosed garden with large Patio area and enclosed glass composite decking area with fence lighting.





Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £2300 per calendar month, payable in advance by standing order. In addition, a deposit of £2653 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.



Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the Landlord.

Local Authority and Council Tax Band

Middlesbrough Council

For Council Tax purposes the property is banded F

Services and Other Information

The property is served by Gas Fired Central Heating, with mains electricity, water and drainage connected.

Viewings

Strictly by appointment only via the agents GSC Grays: 01748 897629.

Particulars and Photographs

Particulars written November 2024

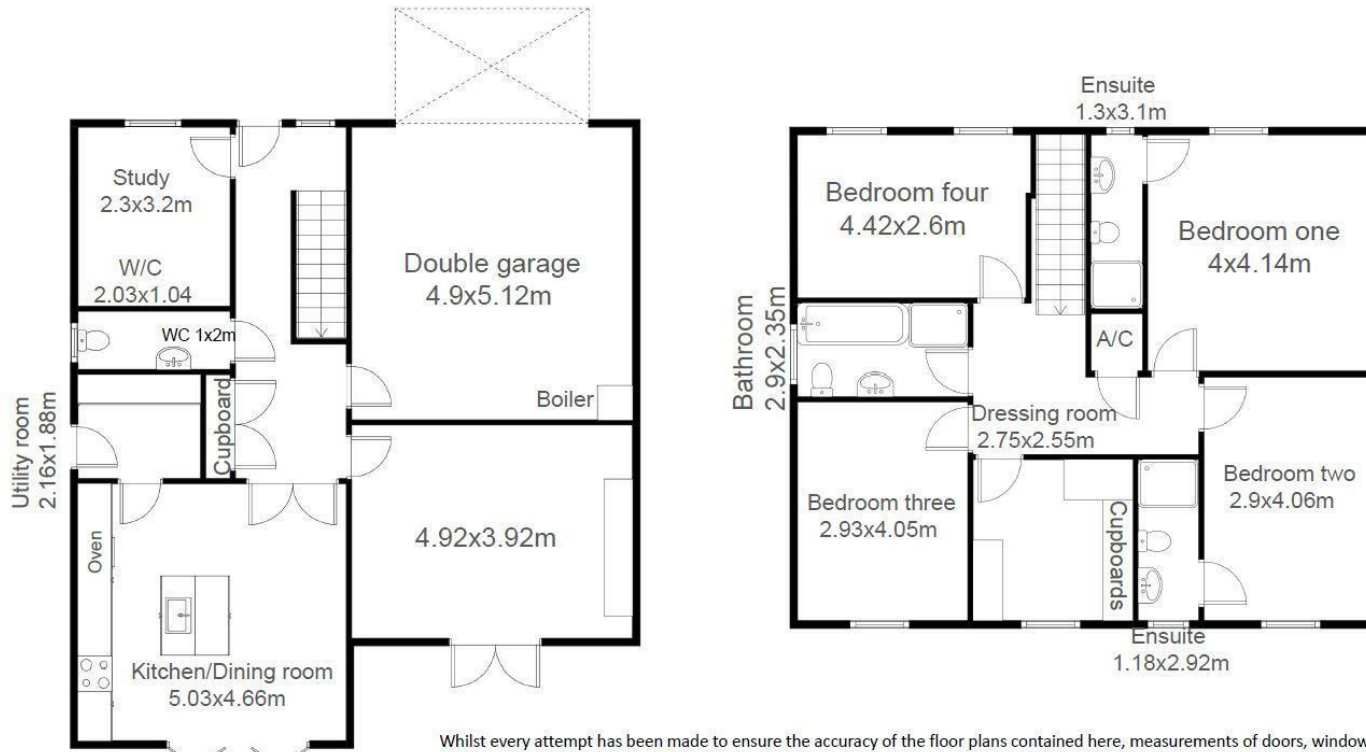
Photographs taken October and November 2024

Disclaimer

GSC Grays gives notice that:

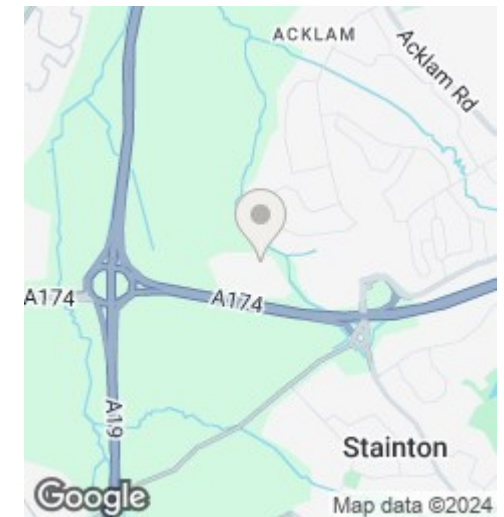
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

36 Furrow Grange



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.