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FLAT 2, 24 LEVENSIDE LEVENSIDE

Stokesley, Middlesbrough, TS9 5BJ



GSC GRAYS

PROPERTY • ESTATES • LAND

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This well planned, spacious two-bedroom first floor flat over two floors is to be let UNFURNISHED. Conveniently placed for Stokesley High Street close to all amenities.

The property comprises communal entrance, flat hallway, good-sized living room, kitchen/breakfast room with modern units and freestanding appliances included. There are two double bedrooms and a bathroom with modern white suite. Internal viewing strongly recommended. Warmed by gas fired heating, aided by double glazing, the flat also benefits from a security entry phone system.

Long term availability.



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North Yorkshire, DL9 4QL

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GSCGRAYS.CO.UK



Situation & Amenities

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 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

The property consists of an initial entrance hall with cloaks cupboard, with steps down to inner hall with the staircase and intercom phone, doors then lead into the living room and ground floor bedroom. The living room has under the stairs cupboard and a door to kitchen/breakfast room. This is fitted with a range of beech base and wall units with contrasting black work surfaces and cream tiles, incorporated stainless steel sink with mixer tap, electric oven with extractor over. Freestanding washing machine and fridge freezer and vinyl floor. Carpeted flooring then leads to the dining area where there is a cupboard housing the gas boiler.

Bedroom one is located on the ground floor and is a good double room. The house bathroom is partly tiled and comprise of white suite with bath with mains shower over, hand basin and W.C. with vinyl floor.

The first floor is access via the staircase leading to bedroom two, a good double room with Velux windows and eaves cupboards for storage. A door to the en-suite shower room with single shower enclosure fully tiled with main shower, hand basin, W.C. with Velux window and vinyl floor.

Terms and Conditions

The property shall be unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £675 per calendar month, payable in advance by standing order. In addition, a deposit of £778 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.

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 insuring their own contents.

Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

Hambleton District Council. Telephone: 01609 779 977. Band A.

Viewings

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

Particulars and Photographs

Particulars written November 2024 Photographs taken November 2024

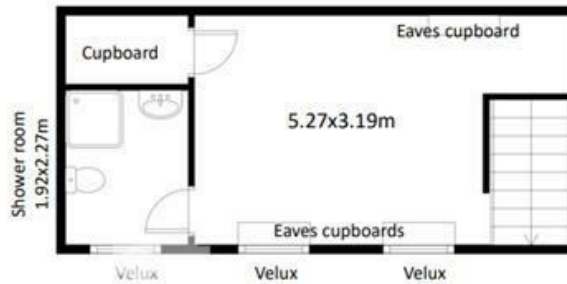
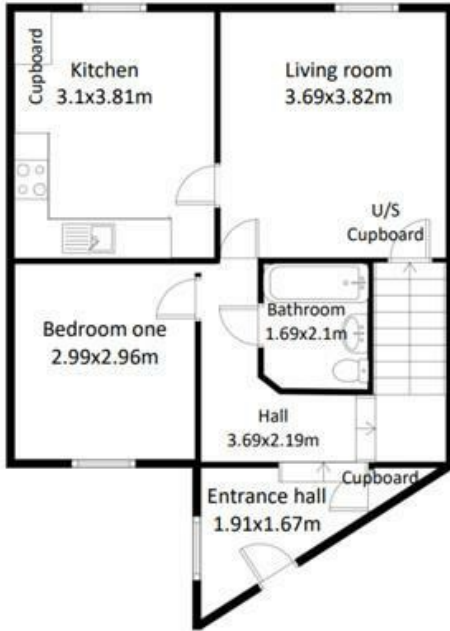
Disclaimer

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.

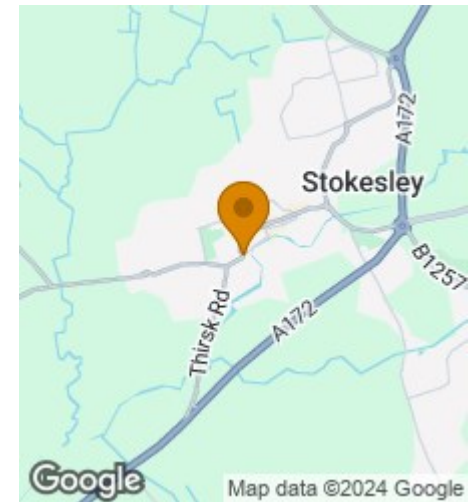


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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan 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			80
(81-91) B			
(69-80) C		68	
(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	



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