



## 2 bed cottage to rent in TS9

High Street, Great Ayton, Middlesbrough,  
North Yorkshire, TS9 6NJ

# £795 pcm

 x2  x1  x2

On Street parking

Unfurnished

## Property features

- ✓ REAR COURTYARD
- ✓ LARGE LIVING ROOM / DINER
- ✓ TWO DOUBLE BEDROOMS
- ✓ NEWLY DECORATED
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

Melanie Devine  
Branch Manager  
Stockton On Tees

01642 210132  
stockton@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Located in a prime location in central Great Ayton, opposite the highly regarded Joplins restaurant and within easy reach of all the amenities the village has to offer, including the Ofsted outstanding Marwood primary school, Petch's butchers and a short drive away from the local landmark of Roseberry Topping. With traditional cottage features this property creates a warm, welcoming home. The property briefly comprises of: two bedrooms, a spacious bathroom, loft room, an open plan lounge/dining room and a galley style kitchen with access into a rear courtyard. Viewing is essential to appreciate the unique style of this fabulous property.

UNFURNISHED

AVAILABLE NOW

EPC RATING D

COUNCIL TAX BAND C

GUARANTOR REQUIRED

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: C

Deposit: £917.00

Length of Tenancy: 6

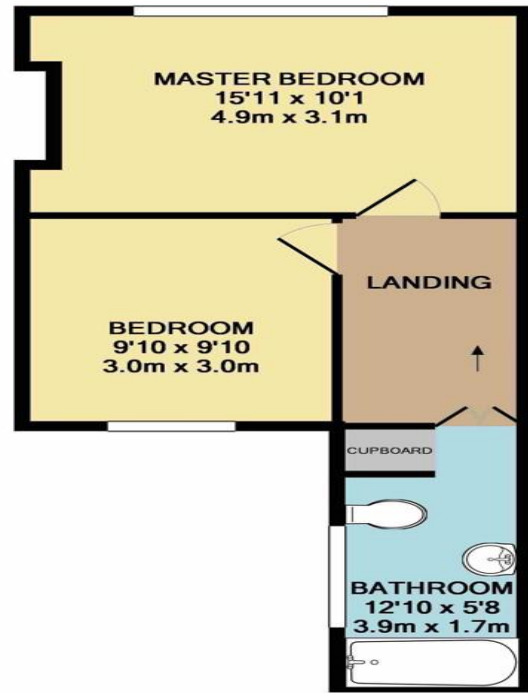
Rent: £795 pcm

Property Type: Cottage

USPs: Allows children, Allows pets

Parking: On Street

Heating: Gas



**TOTAL APPROX. FLOOR AREA 754 SQ.FT. (70.0 SQ.M.)**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>	55		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**20 Bishop Street, Stockton, Cleveland, TS18 1SY, Tel: 01642 210132, stockton@pattinson.co.uk, www.pattinson.co.uk**

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