



## 24 Westray Street

Carlin How, TS13 4EL

**£69,995**



A two-bedroom mid-terraced home offering spacious accommodation throughout, quietly positioned and ideally located within easy walking or driving distance of the stunning Cattersty Sands beach.



EPC Rating: D.

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

**Tenancy Deposit & Upfront Payments:** 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

#### Living Room 13'3 x 13'1 (4.04m x 3.99m)

UPVC double glazed bay window to the front aspect. Decorative cast-iron fireplace. Carpeted. Radiator.

#### Dining Room 12'6 x 13'4 (3.81m x 4.06m)

UPVC double glazed window to the rear aspect. Gas fire. Carpeted. Radiator. Stairs leading to the first floor.

#### Kitchen 11' x 7'10 (3.35m x 2.39m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & hob. Extractor hood. Plumbing for washing machine. UPVC double glazed window to the side aspect & door to the rear aspect. Tiled splash-backs. Vinyl flooring. Radiator.

### First Floor

#### Landing

Carpeted.

#### Bedroom One 13'3 x 13'5 (4.04m x 4.09m)

UPVC double glazed bay window to the front aspect. Carpeted. Radiator.

#### Bedroom Two 12'6 x 10'5 (3.81m x 3.18m)

Storage cupboard over the stairs. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

#### Bathroom 7'5 x 10'7 (2.26m x 3.23m)

Panel bath with shower above. Low-level W/C. Pedestal hand basin. Vinyl flooring. UPVC double glazed frosted window to the side aspect. Cladded walls & ceiling. Radiator.

### External

#### Rear Elevation

Enclosed yard with outhouse storage and gated access to the alley.

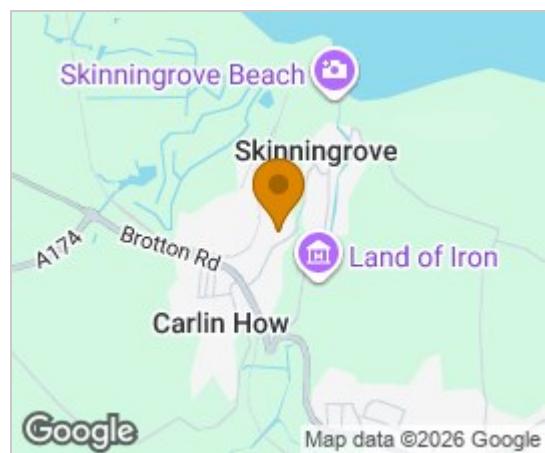
### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

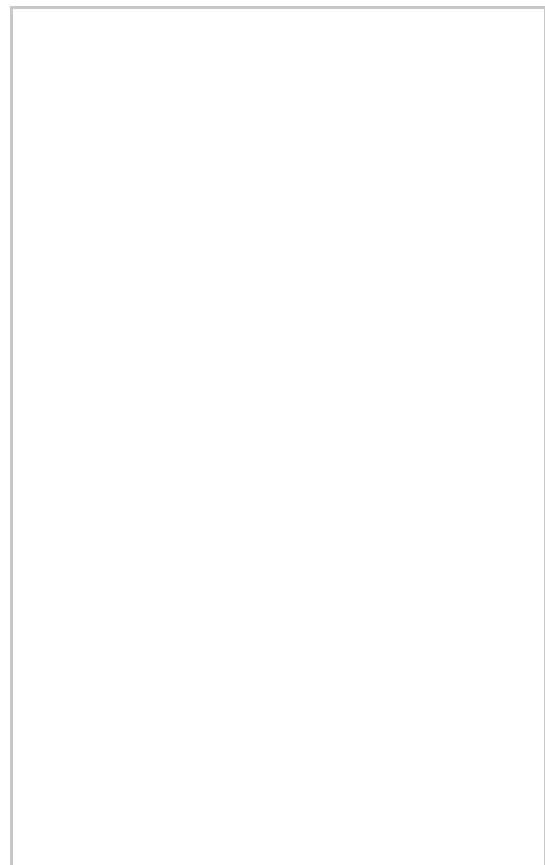
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

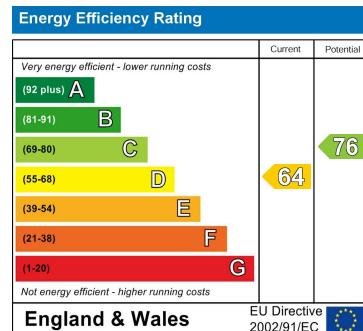
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.