

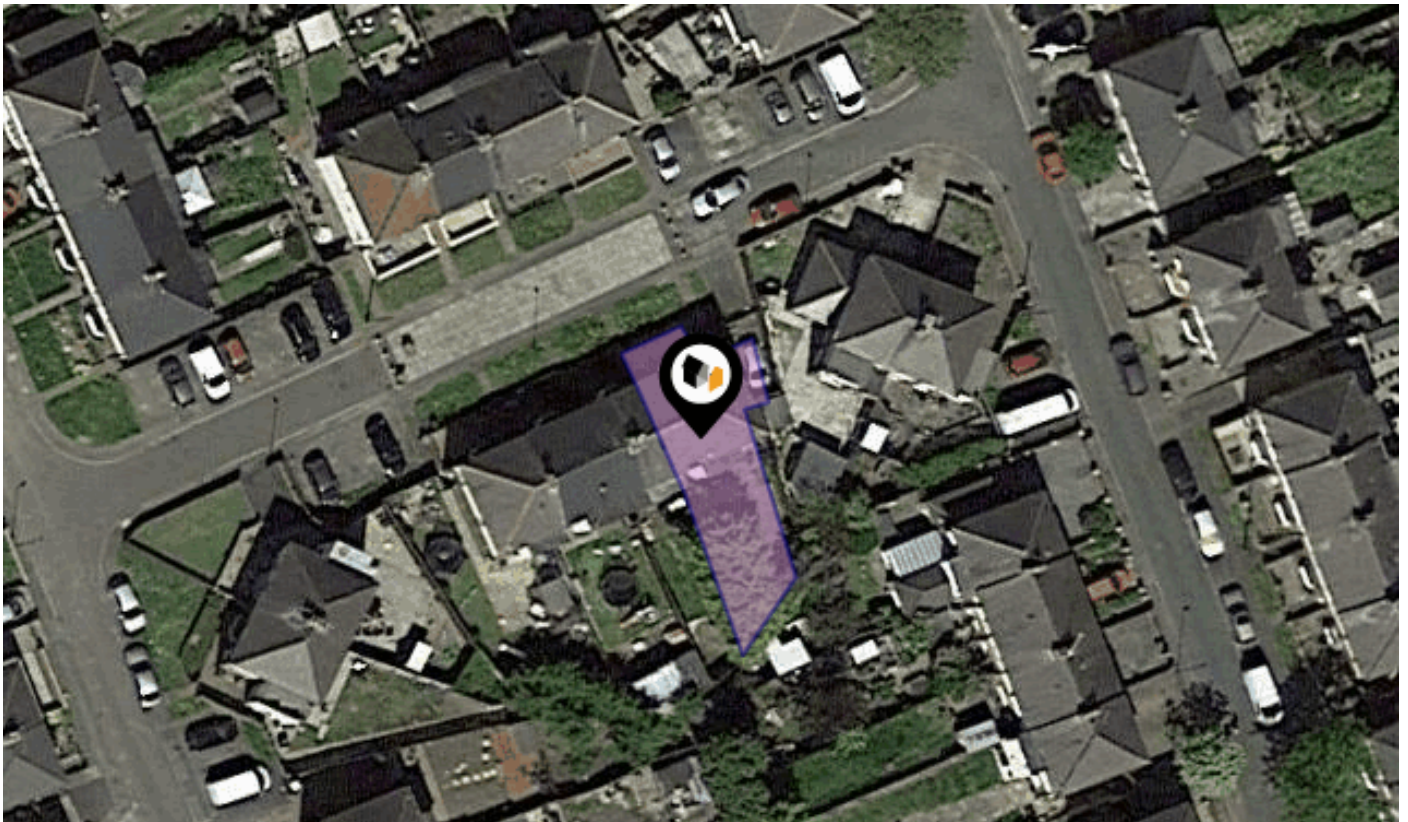


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th October 2023



LARCH ROAD, GUISBOROUGH, TS14

Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/

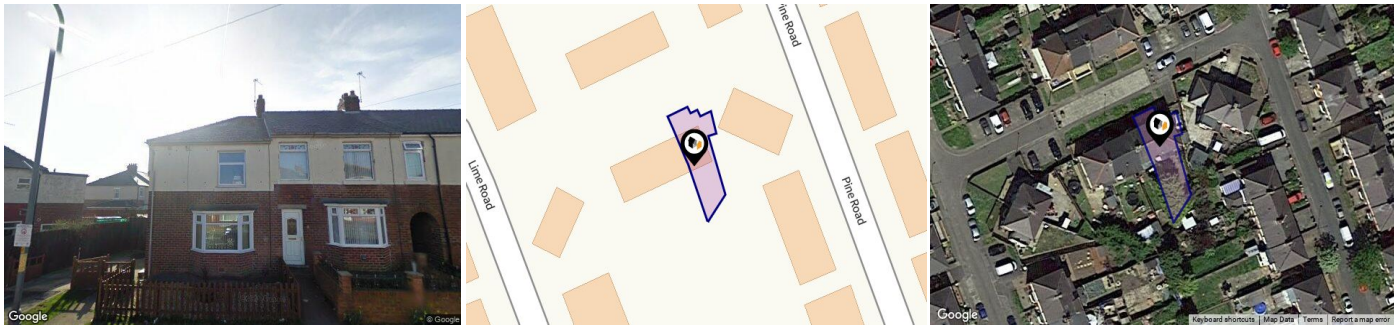


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on 01287 631254. We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

| | | | |
|-------------------------|---|------------------------------------|----------|
| Type: | Semi-Detached | Last Sold £/ft²: | £105 |
| Bedrooms: | 3 | Tenure: | Freehold |
| Floor Area: | 850 ft ² / 79 m ² | | |
| Plot Area: | 0.04 acres | | |
| Year Built : | 1930-1949 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,408 | | |
| Title Number: | CE203459 | | |
| UPRN: | 100110039356 | | |

Local Area

| | |
|---------------------------|----------------------|
| Local Authority: | Redcar And Cleveland |
| Conservation Area: | No |
| Flood Risk: | |
| • Rivers & Seas | Very Low |
| • Surface Water | Very Low |

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

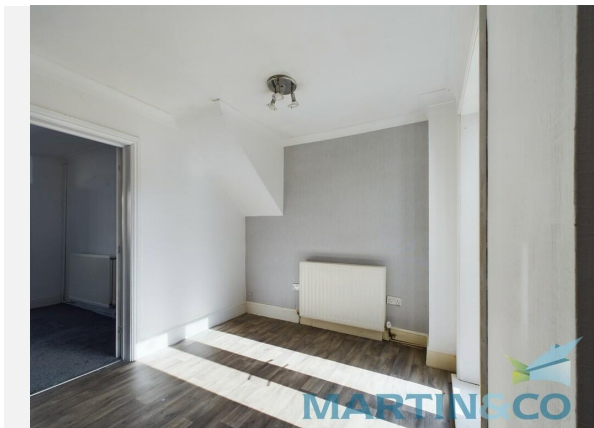
| | | |
|-------------------|-------------------|---------------------|
| 17 mb/s | 73 mb/s | 1000 mb/s |
| | | |

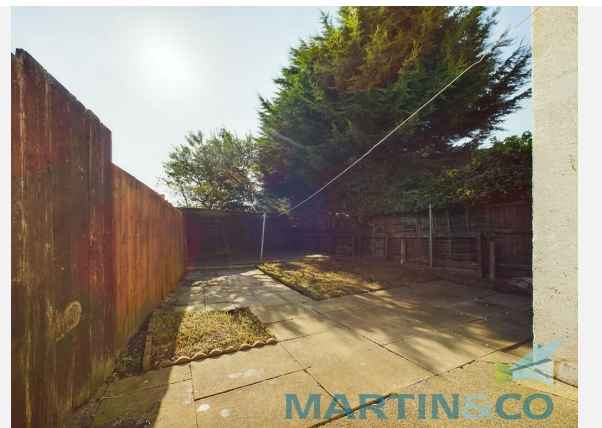
Mobile Coverage: (based on calls indoors)



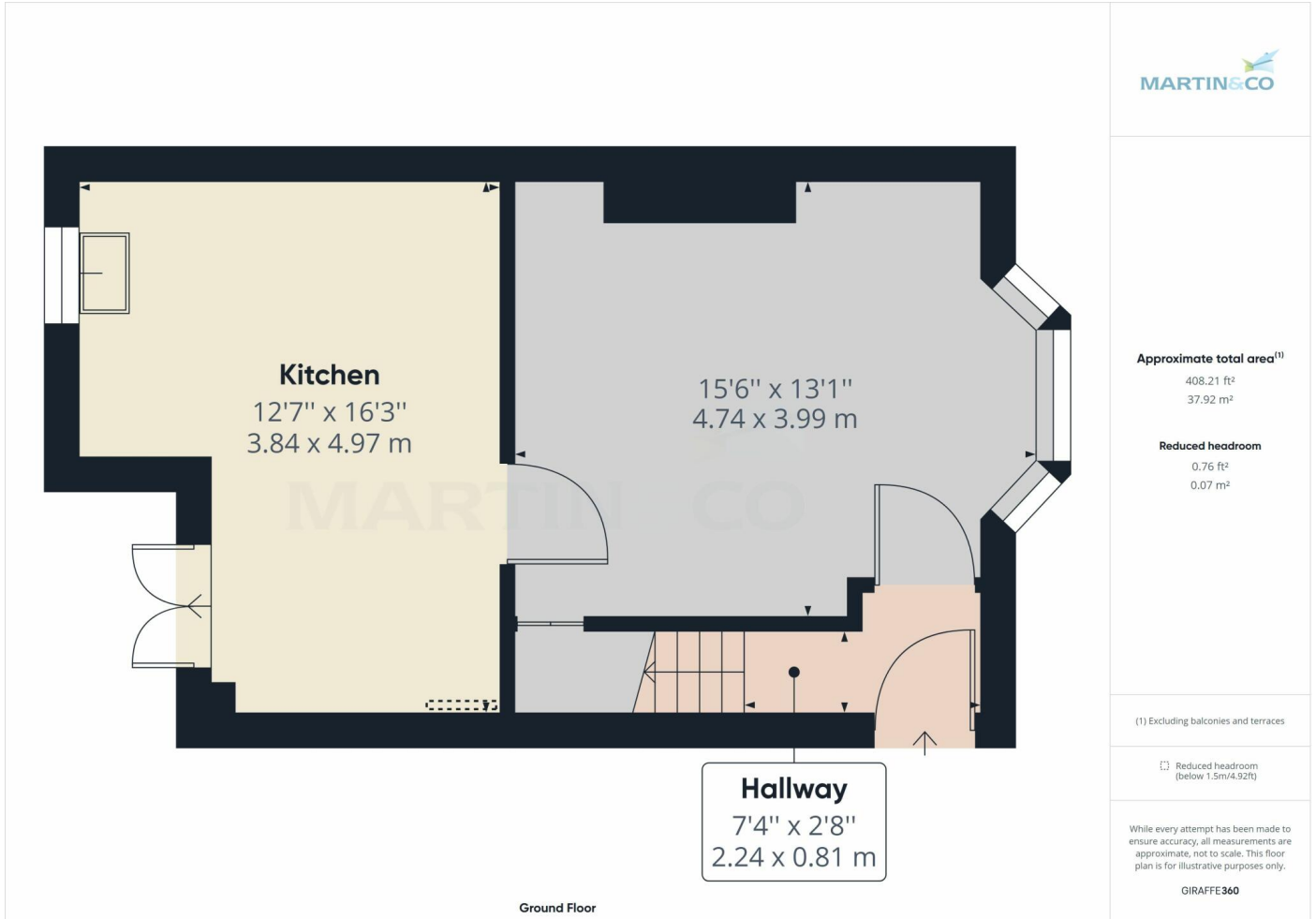
Satellite/Fibre TV Availability:



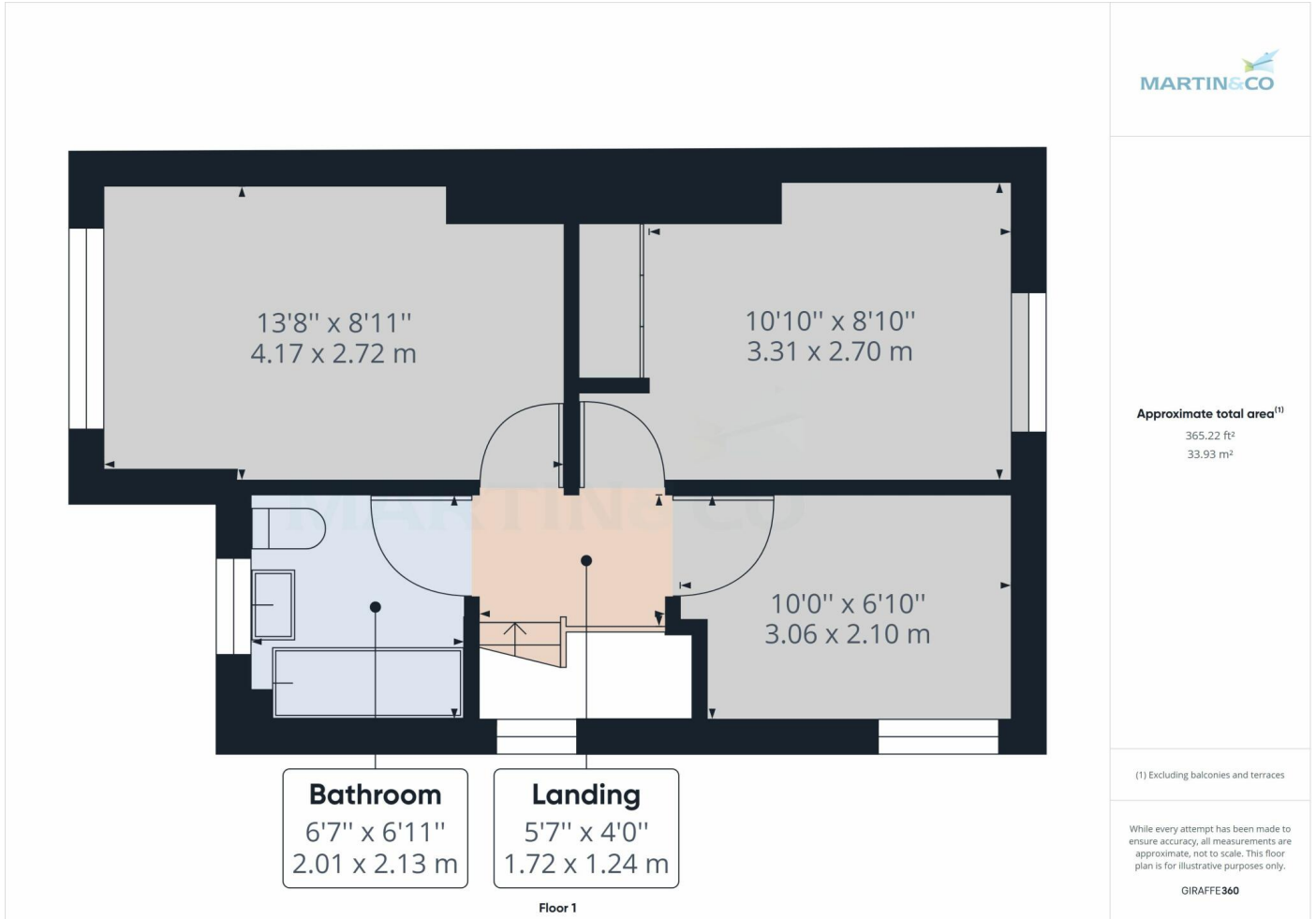




LARCH ROAD, GUISBOROUGH, TS14



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Larch Road, TS14

Energy rating

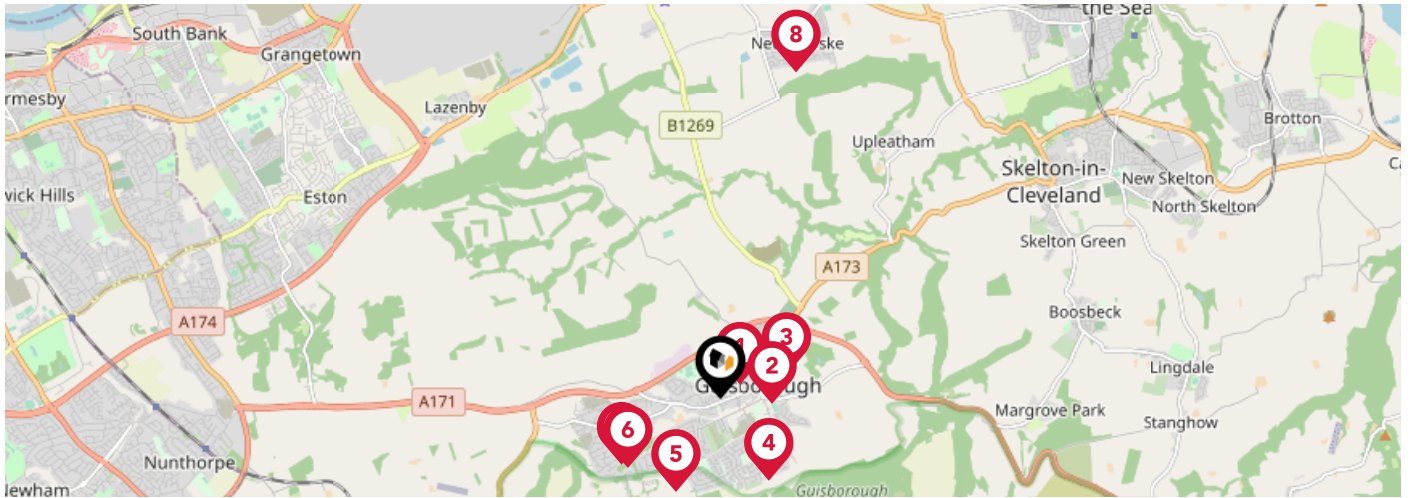
D

Valid until 27.03.2029

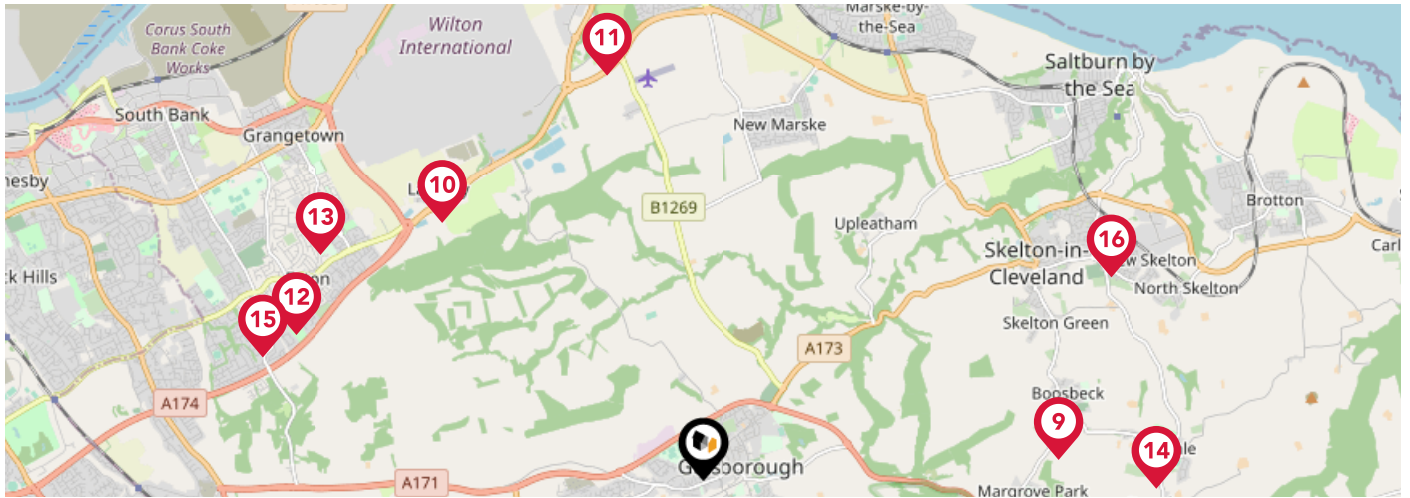
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

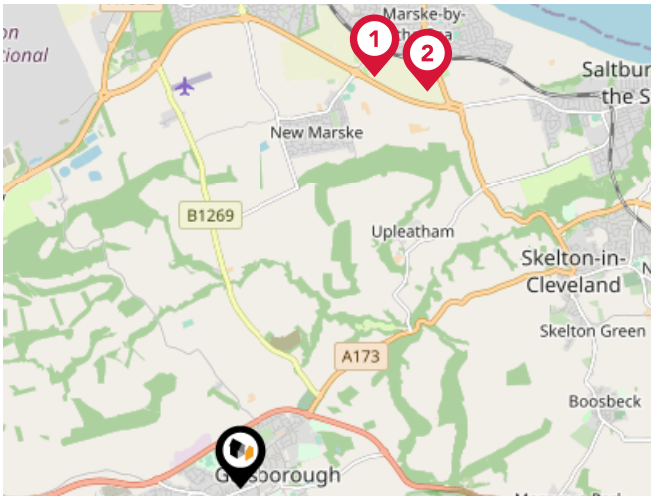
| | |
|-------------------------------------|--------------------------------------|
| Property Type: | House |
| Build Form: | End-Terrace |
| Transaction Type: | Rental (private) |
| Energy Tariff: | Single |
| Main Fuel: | Mains gas (not community) |
| Main Gas: | Yes |
| Flat Top Storey: | No |
| Top Storey: | 0 |
| Glazing Type: | Double glazing, unknown install date |
| Previous Extension: | 0 |
| Open Fireplace: | 0 |
| Ventilation: | Natural |
| Walls: | Cavity wall, filled cavity |
| Walls Energy: | Average |
| Roof: | Pitched, no insulation (assumed) |
| Roof Energy: | Very Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Controls: | Programmer, TRVs and bypass |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | No low energy lighting |
| Floors: | Suspended, no insulation (assumed) |
| Total Floor Area: | 79 m ² |



| | | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
| Chaloner Primary School Ofsted Rating: Good Pupils: 244 Distance:0.21 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.45 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Laurence Jackson School Ofsted Rating: Inadequate Pupils:0 Distance:0.61 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Belmont Primary School Ofsted Rating: Good Pupils: 389 Distance:0.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Highcliffe Primary School Ofsted Rating: Good Pupils: 395 Distance:0.89 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Galley Hill Primary School Ofsted Rating: Good Pupils: 265 Distance:1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 231 Distance:1.02 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| New Marske Primary School Ofsted Rating: Good Pupils: 261 Distance:2.88 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

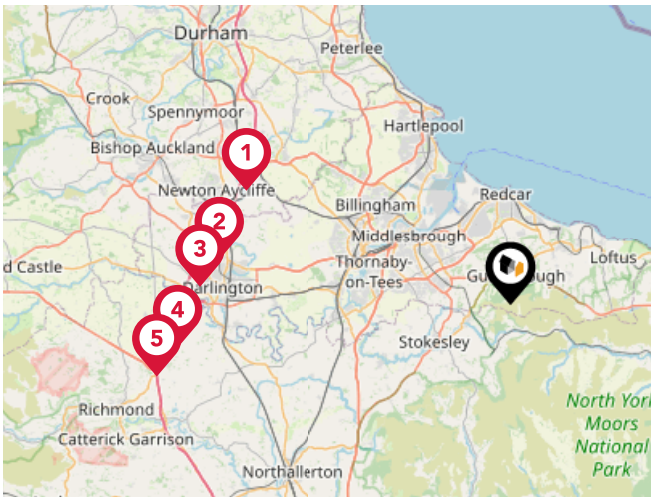


| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | Lockwood Primary School Ofsted Rating: Good Pupils: 203 Distance:3.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Wilton Primary Academy Ofsted Rating: Good Pupils: 58 Distance:3.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Kirkleatham Hall School Ofsted Rating: Good Pupils: 155 Distance:3.57 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Bankfields Primary School Ofsted Rating: Good Pupils: 312 Distance:3.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Whale Hill Primary School Ofsted Rating: Good Pupils: 565 Distance:3.81 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lingdale Primary School Ofsted Rating: Requires Improvement Pupils: 101 Distance:3.91 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Normanby Primary School Ofsted Rating: Good Pupils: 571 Distance:3.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Skelton Primary School Ofsted Rating: Good Pupils: 559 Distance:3.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Longbeck Rail Station | 3.72 miles |
| 2 | Marske Rail Station | 3.78 miles |
| 3 | Great Ayton Rail Station | 4.04 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | A1(M) J60 | 19.79 miles |
| 2 | A1(M) J59 | 20.38 miles |
| 3 | A1(M) J58 | 21.5 miles |
| 4 | A1(M) J57 | 23.11 miles |
| 5 | A1(M) J56 | 24.89 miles |

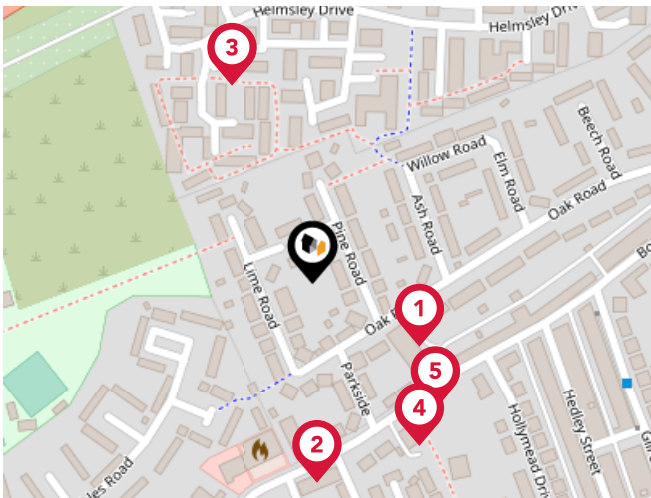


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Durham Tees Valley Airport | 15.12 miles |
| 2 | Newcastle International Airport | 43.18 miles |
| 3 | Leeds Bradford International Airport | 52.29 miles |
| 4 | Humberside Airport | 72.08 miles |

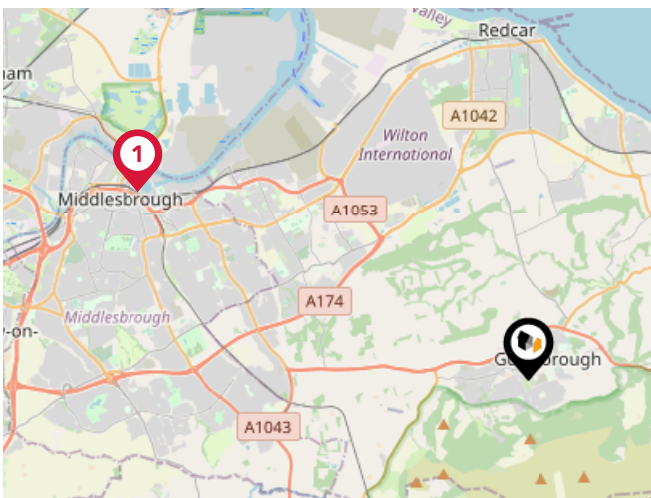
Area

Transport (Local)



Bus Stops/Stations

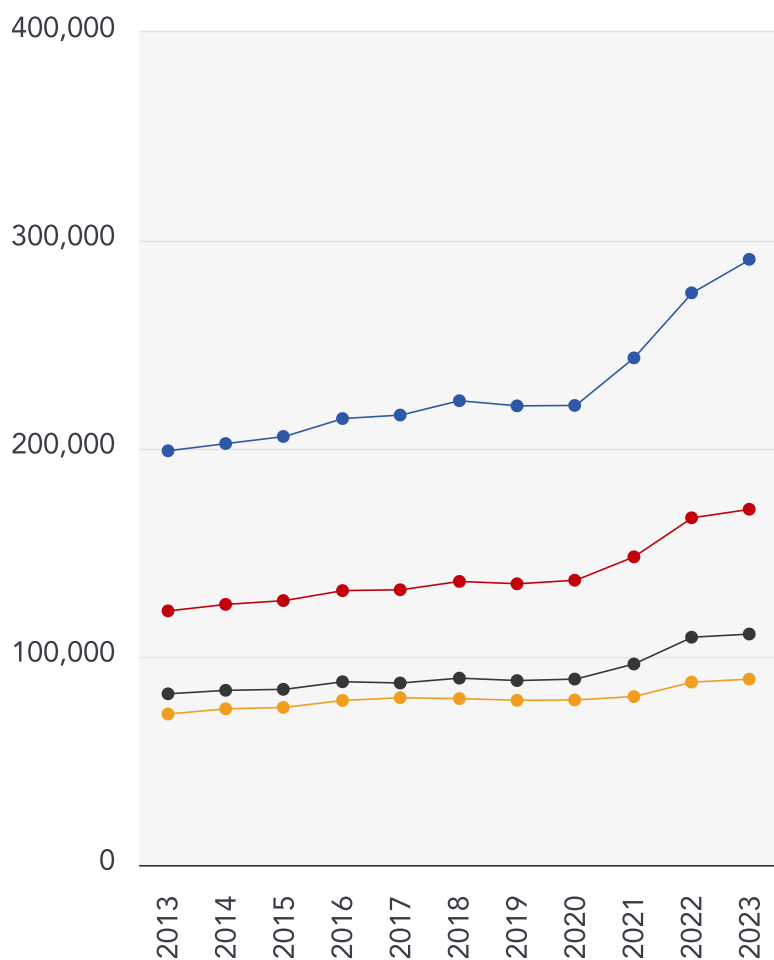
| Pin | Name | Distance |
|-----|--------------|------------|
| 1 | Pine Road | 0.07 miles |
| 2 | Fire Station | 0.11 miles |
| 3 | Maltby Court | 0.11 miles |
| 4 | Park House | 0.1 miles |
| 5 | Park House | 0.09 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Transporter Bridge North Side | 7.48 miles |

10 Year History of Average House Prices by Property Type in TS14



Detached

+46.23%

Semi-Detached

+40.02%

Terraced

+34.93%

Flat

+23.12%



Martin & Co Guisborough

Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



/martincouk



/MartinCoUK



/martinco_uk



/company/martin-&-co

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Martin & Co Guisborough

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire

TS14 6AF

01287 631254

guisborough@martinco.com

www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/

