

FOR SALE



Montagus Harrier, Guisborough

4 Bedrooms, 1 Bathroom, Detached House

£295,000

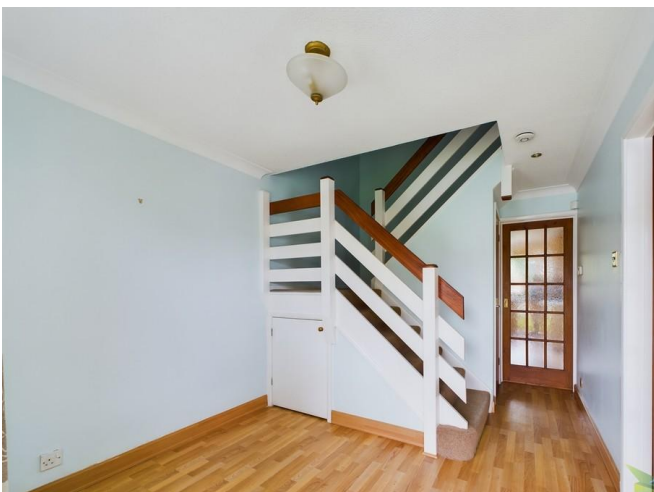


Montagus Harrier, Guisborough

4 Bedrooms, 1 Bathroom

£295,000

- Popular Galley Hill Location
- Members access to Leisure Centre
- Driveway in Front of Garage
- Large through lounge dining room
- No forward chain



FULL DESCRIPTION Martin and Co Guisborough is delighted to bring to the market this four bedroom detached property, located in the popular Galley Hill area in Guisborough. Forming part of the Kebbell homes development, this property benefits from membership to the leisure centre just minutes' walk from the property. Briefly comprising entrance hall, open plan lounge/diner, breakfast kitchen, lobby, cloakroom, four bedrooms and family bathroom. Externally, there is an open aspect lawn to the front of the property with access to the rear garden from the side, complete with integrated garage and driveway. Available with no forward chain.

INTERNALLY

GROUND FLOOR

STORM PORCH Front aspect over head lighting.

ENTRANCE HALL 9' 2" x 13' 3" (2.80m x 4.06m) Composite entrance door, large uPVC window, ceiling cornice, textured ceiling, under stairs cupboard and storage cupboard with shelving, double panelled central heating radiator, laminate flooring and stairs leading to the first floor.

LOUNGE/DINER 10' 7" x 28' 3" (3.25m x 8.62m) To dual aspect. Ceiling cornice, textured ceiling, sandstone brick fire surround incorporating gas, carpet flooring, double panelled central heating radiator and uPVC Patio doors leading onto garden.

BREAKFAST KITCHEN 10' 3" x 14' 4" (3.14m x 4.37m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric double oven, extractor hood, laminate flooring, double panelled central heating



radiator and uPVC window.

LOBBY Leading from the kitchen and providing access to the rear garden, integral garage and cloakroom. Carpet flooring and uPVC rear door.

CLOAKROOM White low level WC with push button flush, wall units, textured ceiling, central heating radiator and uPVC window.

FIRST FLOOR

LANDING With large storage cupboard containing shelving, Baxi duo-tec combi boiler and loft access hatch.

BEDROOM ONE 10' 11" x 12' 5" (3.33m x 3.80m) To front aspect. Textured ceiling, fitted sliding mirror wardrobes, central heating radiator, carpet flooring and uPVC window.

BEDROOM TWO 10' 11" x 11' 3" (3.34m x 3.43m) To

rear aspect. Textured ceiling, fitted wardrobes, built in vanity area, central heating radiator, carpet flooring and uPVC window.

BEDROOM THREE 10' 1" x 7' 9" (3.08m x 2.37m) To rear aspect. Textured ceiling, central heating radiator, carpet flooring and uPVC window.

BEDROOM FOUR 10' 1" x 7' 0" (3.08m x 2.15m) To front aspect. Textured ceiling, central heating radiator, carpet flooring and uPVC window.

BATHROOM Fully tiled. Coloured suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Mira electric shower over, glazed side screen, textured ceiling with inset lighting, laminate flooring, heated towel rail and uPVC window.

EXTERNALLY

DRIVEWAY Driveway leading to garage.



INTEGRAL GARAGE With up and over door, back courtesy door leading to lobby, power and light and pitched roof with storage.

GARDEN The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a paved patio and a variety of shrubs, bushes and plants. Side entrance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		



Approximate total area⁽¹⁾
793.83 ft²
73.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Martin & Co Guisborough

83 Westgate • Guisborough • TS14 6AF

T: 01287 631254 • E: Guisborough@martinco.com <http://www.martinco.com>

01287 631254