

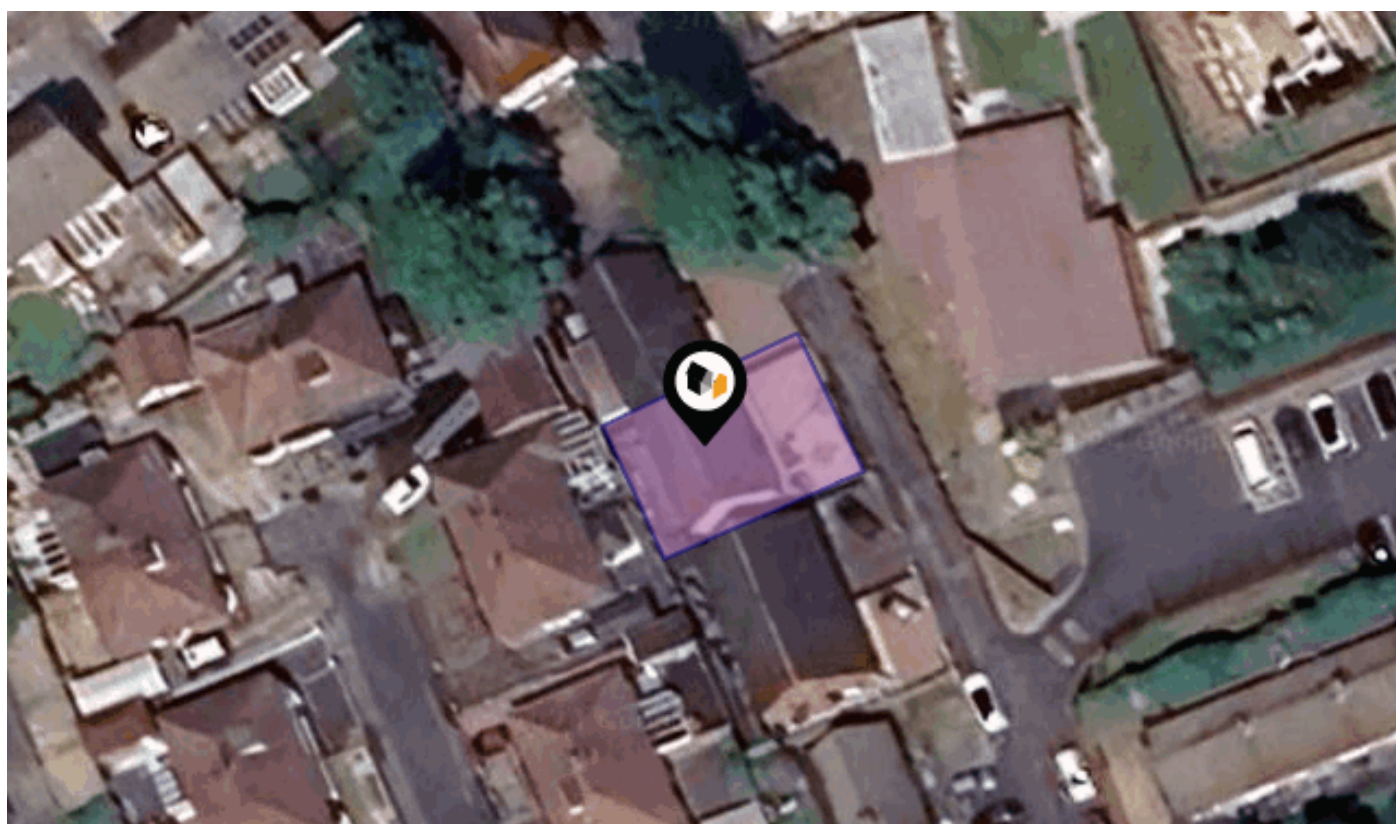


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 05<sup>th</sup> November 2024**



## **UPPER GARTH GARDENS, GUISBOROUGH, TS14**

### **Martin & Co Guisborough**

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[www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/](http://www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/)

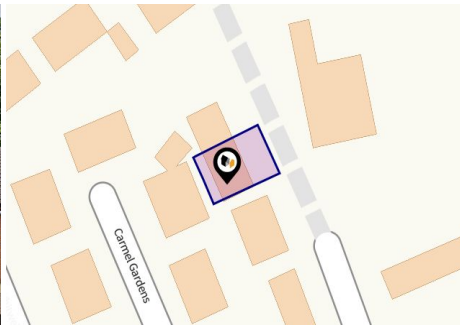


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

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

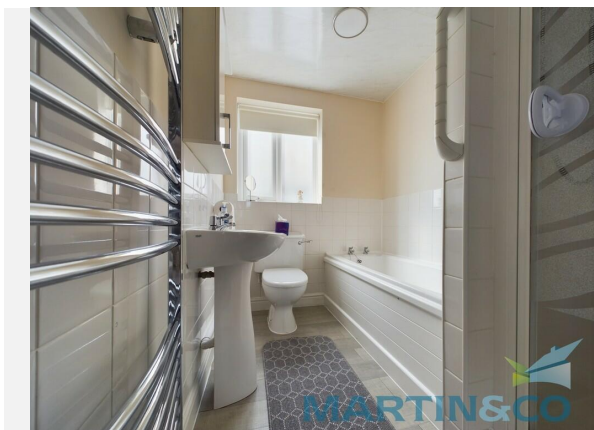
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft <sup>2</sup> / 65 m <sup>2</sup>		
Plot Area:	0.05 acres		
Year Built :	1996-2002		
Council Tax :	Band C		
Annual Estimate:	£2,052		
Title Number:	CE76849		

## Local Area

Local Authority:	Redcar and Cleveland	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	18 mb/s	80 mb/s	- mb/s
• Surface Water	Very Low			

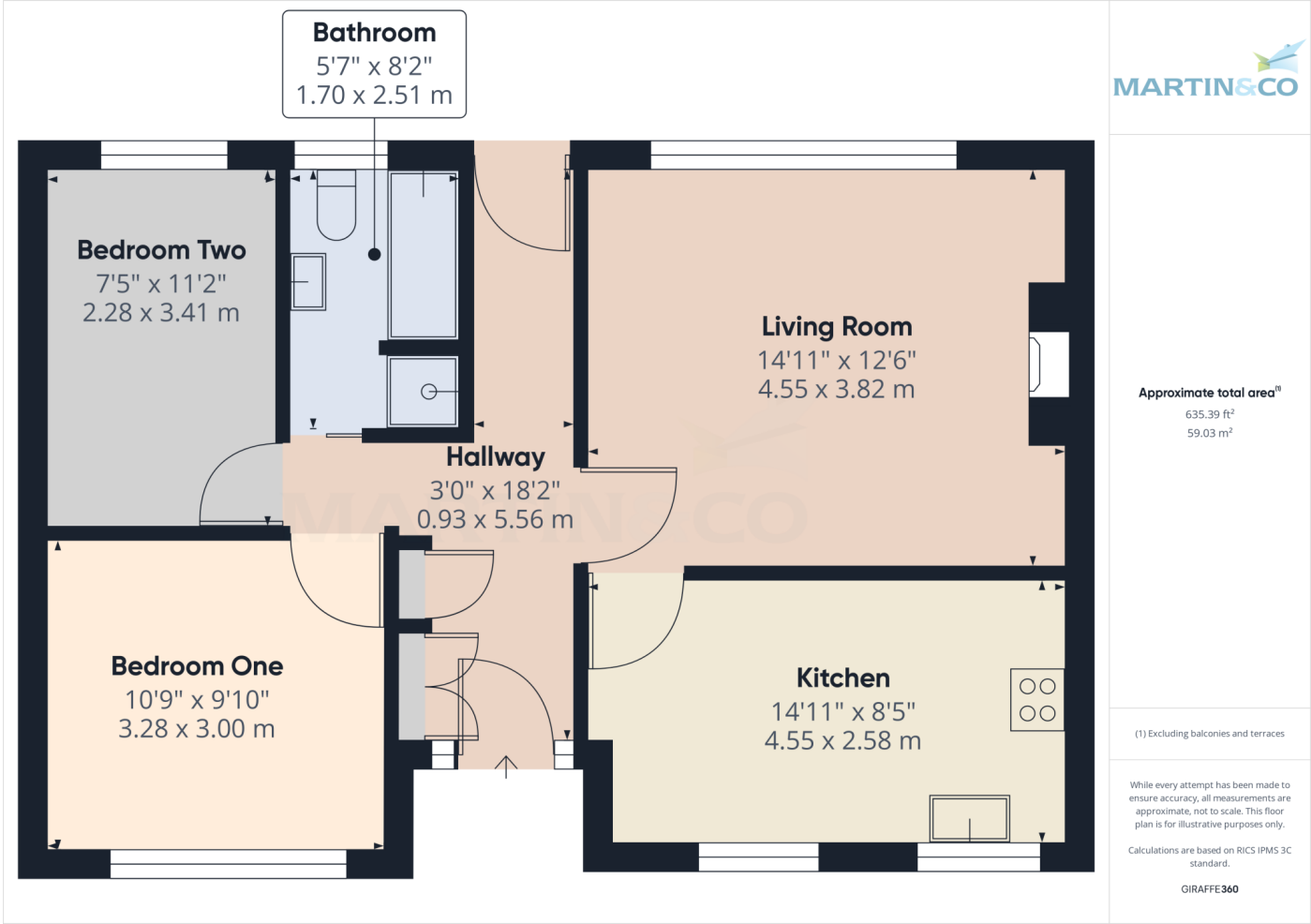
Mobile Coverage: (based on calls indoors)				Satellite/Fibre TV Availability:		
						
						

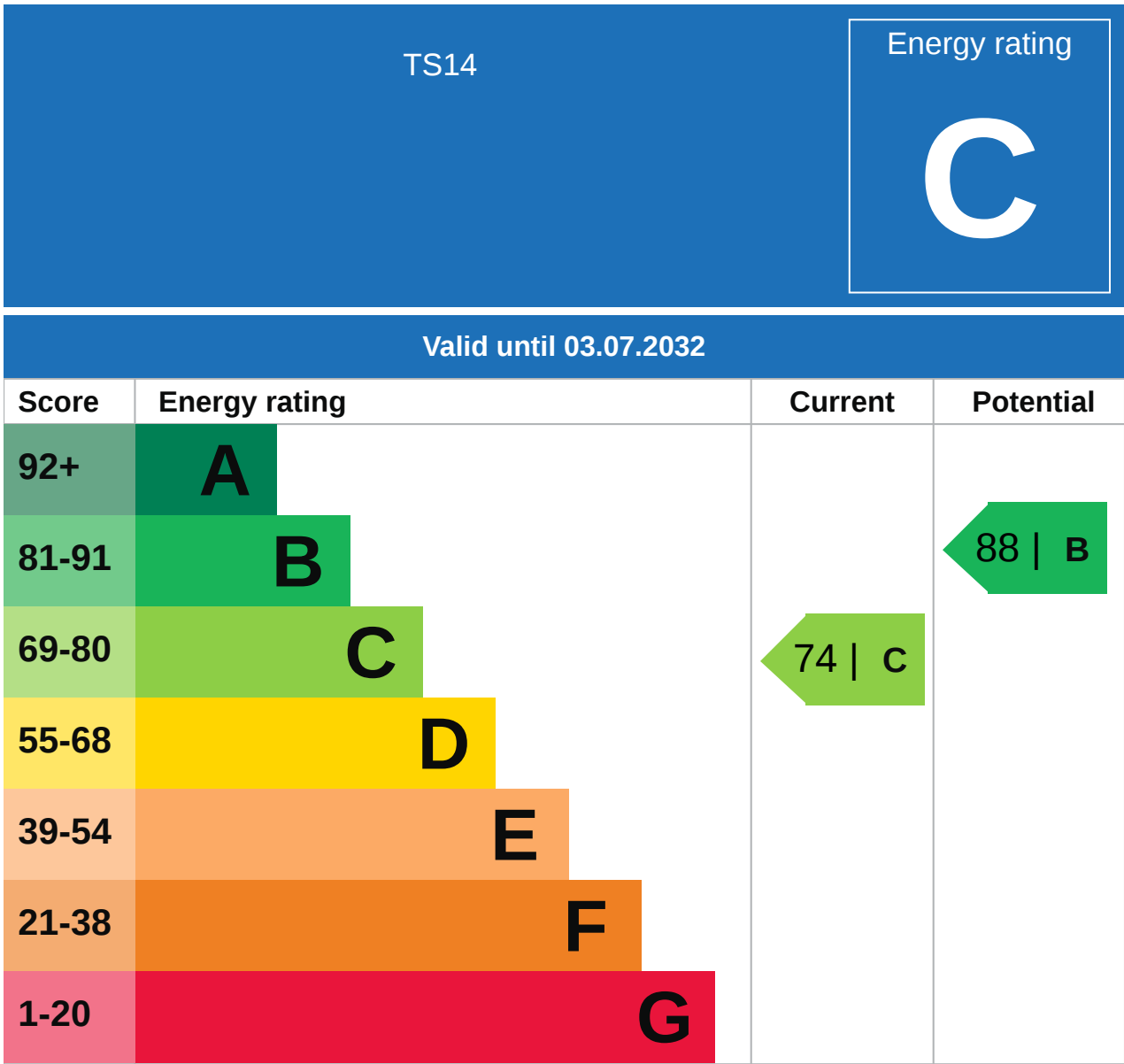






UPPER GARTH GARDENS, GUISBOROUGH, TS14













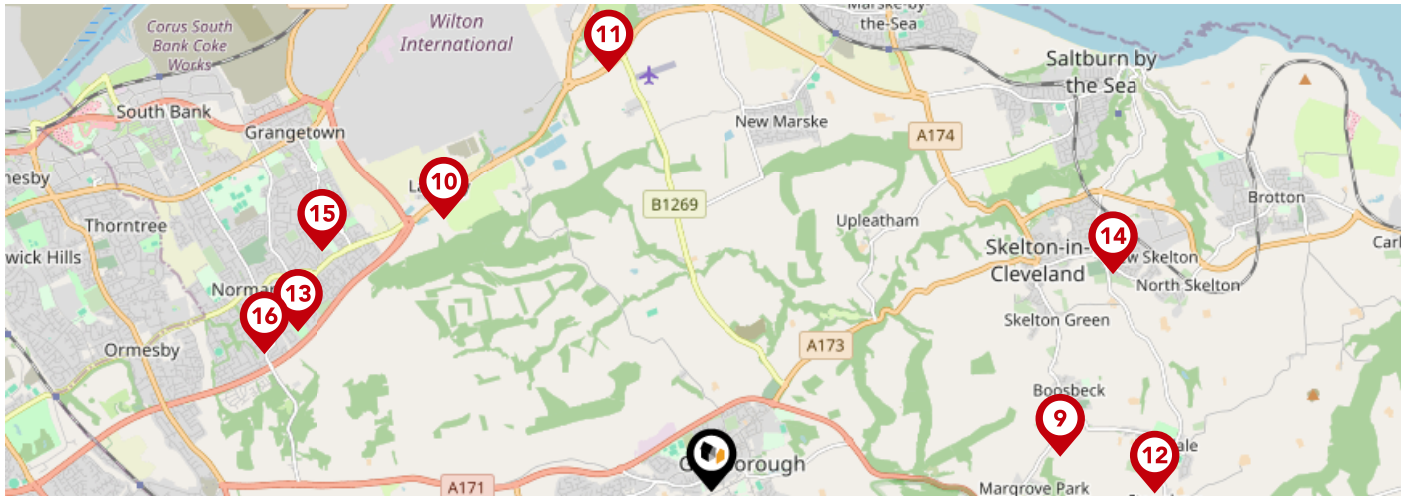
### Additional EPC Data









<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, limited insulation (assumed)
<b>Total Floor Area:</b>	65 m <sup>2</sup>





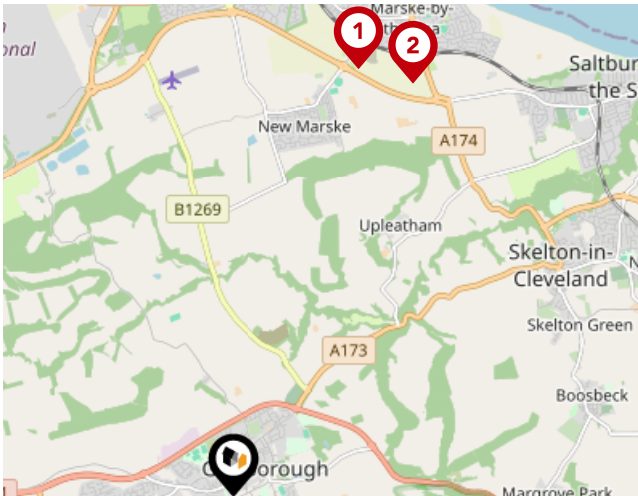
		Nursery	Primary	Secondary	College	Private
	<b>Chaloner Primary School</b> Ofsted Rating: Good   Pupils: 235   Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prior Pursglove and Stockton Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laurence Jackson School</b> Ofsted Rating: Not Rated   Pupils: 1239   Distance:0.61	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Belmont Primary School</b> Ofsted Rating: Good   Pupils: 397   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highcliffe Primary School</b> Ofsted Rating: Good   Pupils: 292   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Galley Hill Primary School</b> Ofsted Rating: Good   Pupils: 282   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 207   Distance:1.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Marske Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Lockwood Primary School</b> Ofsted Rating: Good   Pupils: 169   Distance:3.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilton Primary Academy</b> Ofsted Rating: Good   Pupils: 74   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kirkleatham Hall School</b> Ofsted Rating: Good   Pupils: 185   Distance:3.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Lingdale Primary School</b> Ofsted Rating: Requires improvement   Pupils: 101   Distance:3.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Bankfields Primary School</b> Ofsted Rating: Good   Pupils: 289   Distance:3.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Skelton Primary School</b> Ofsted Rating: Good   Pupils: 496   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whale Hill Primary School</b> Ofsted Rating: Good   Pupils: 482   Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 510   Distance:4.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

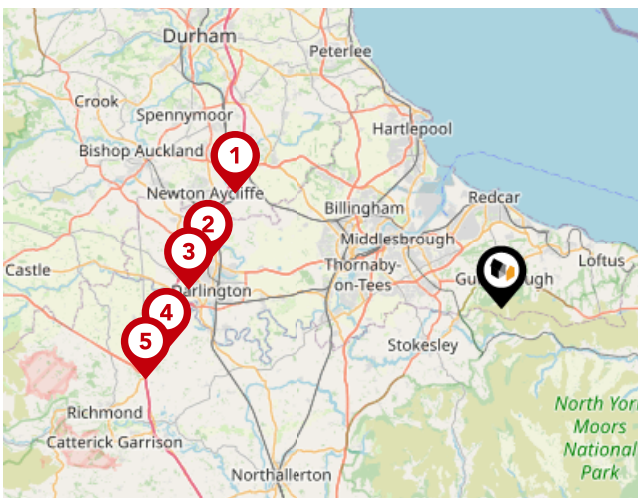
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Longbeck Rail Station	3.82 miles
2	Marske Rail Station	3.86 miles
3	Great Ayton Rail Station	4.04 miles



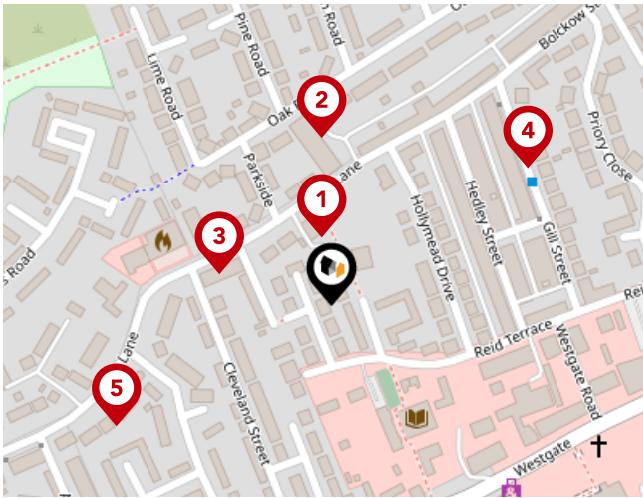
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	19.9 miles
2	A1(M) J59	20.46 miles
3	A1(M) J58	21.57 miles
4	A1(M) J57	23.16 miles
5	A1(M) J56	24.92 miles








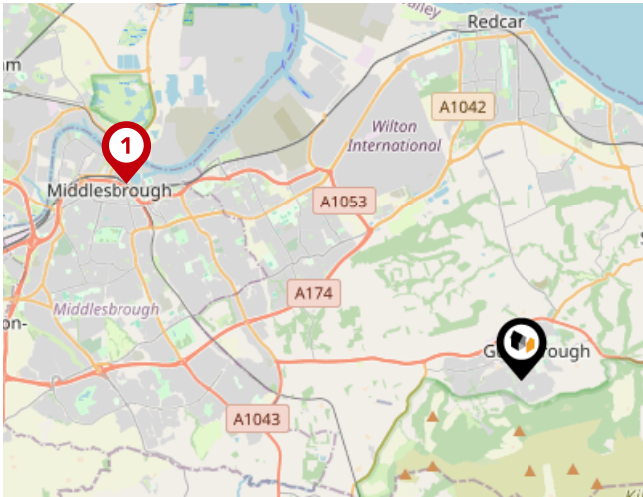
### Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	15.2 miles
2	Humberside Airport	43.32 miles
3	Leeds Bradford Airport	52.21 miles
4	Wakefield	71.93 miles



### Bus Stops/Stations

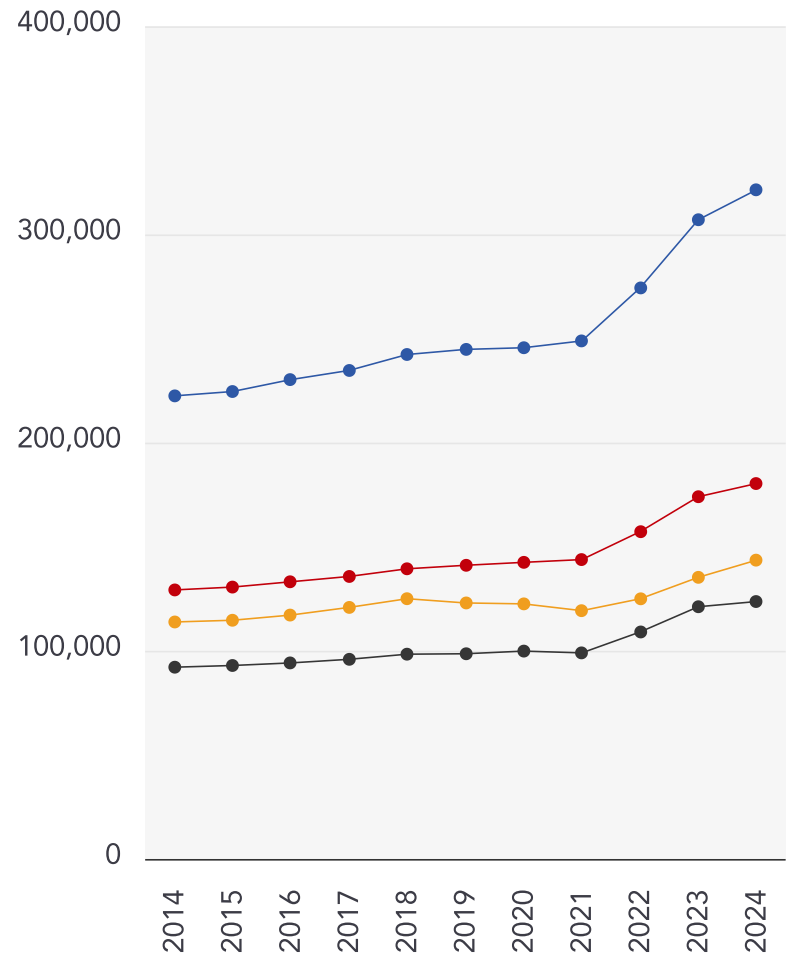
Pin	Name	Distance
	Park House	0.04 miles
	Pine Road	0.09 miles
	Fire Station	0.06 miles
	Gill Street	0.13 miles
	Fire Station	0.13 miles



### Ferry Terminals

Pin	Name	Distance
	Transporter Bridge North Side	7.59 miles

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



Detached

**+44.5%**

Semi-Detached

**+39.54%**

Flat

**+26.09%**

Terraced

**+34.24%**





### Martin & Co Guisborough

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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

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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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## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Martin & Co Guisborough or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Martin & Co Guisborough and therefore no warranties can be given as to their good working order.

# Martin & Co Guisborough

## Data Quality

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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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Valuation Office  
Agency

