

**FOR SALE**



## **Admiral Chaloner House, Whitby Lane**

**2 Bedrooms, 1 Bathroom, Ground Floor Apartment**

**£110,000**



- Ground Floor Apartment
- Unfurnished
- Close to Town Centre
- Open Plan Kitchen Diner
- Parking to Rear
- Level Access
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**FULL DESCRIPTION** Martin & Co Guisborough is pleased to bring to the market this two bedroom ground floor apartment. Situated within a walking distance of the historic Guisborough Town Centre and all of its shops and amenities. Briefly comprising of entrance hall, open plan kitchen/living room, bathroom and two bedrooms. Early viewing is advised.

**INTERNALLY**

**COMMUNAL ENTRANCE HALL**

**GROUND FLOOR**

**ENTRANCE LOBBY** With wood flooring, coir mat and coat hooks.

**ENTRANCE HALL** Wood flooring, wall mounted electric panel heater and cupboard housing water tanks.

**BEDROOM 1** To front aspect. Electric wall panel heater, DG window and carpet flooring.

**BEDROOM 2** To front aspect. Electric wall panel heater, DG window and carpet flooring.

**BATHROOM** Part clad walls. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with mixer shower over, glazed side screen, extractor, vinyl tile flooring and heated towel rail.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





OPEN PLAN KITCHEN/LIVING AREA To front & side aspects. Wood flooring, inset lighting, two wall mounted electric panel heaters and three DG windows. Range of wall, base and drawer units with oak effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, integrated fridge, integrated freezer, integrated washing machine, wood flooring and inset lighting.

EXTERNALLY There are parking bays to the rear of the property.

PLEASE NOTE MORE DETAILS COMING SOON

There is currently a tenant in situ, therefore further details and new photos will be added when they vacate at the end of April 2025.



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## Martin & Co Guisborough

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.