

**TO LET**



## **Roseberry Mount, Guisborough**

**4 Bedrooms, 2 Bathroom, Detached House**

**£1,750 pcm**





## Roseberry Mount, Guisborough

4 Bedrooms, 2 Bathroom

**£1,750 pcm**

Date available: 5th January 2026

Deposit: £2,000

Part Furnished

Council Tax band: F

- Finished to a High Spec
- Two Reception Rooms
- Office
- Cloakroom
- Four Double Bedrooms
- Ensuite to Main Bedroom
- Family Bathroom

**FULL DESCRIPTION** Martin & Co Guisborough is delighted to offer to the market this beautifully presented property located in a quiet cul de sac, just minutes away from Guisborough Town Centre. This property has been renovated to a High Specification throughout. Briefly comprising Entrance Hall, Living Room, Dining Room, Kitchen, Breakfast Room, Utility, Cloakroom, Office, Four first floor Double Bedrooms, one with Ensuite and Family Bathroom. Additionally the property has Integral double garage, Driveway and good size Front & Rear Gardens. Don't delay contact us today for a viewing of this beautiful home.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** To the front aspect. Composite entrance door, uPVC double glazed window to the front, central heating radiator, understairs storage cupboard, inset lights, door to the downstairs cloaks, solid oak spindle staircase and stone tiled flooring.

**LIVING ROOM** 16' 5" x 13' 1" (5m x 3.99m) To the front





aspect. uPVC double glazed bay window, feature log burning stove with brick recess, tiled hearth and oak mantle. Wall lights, double central heating radiator, decorative ceiling coving, carpet flooring and double doors leading to the dining room.

BREAKFAST ROOM 8' 5" x 8' 3" (2.57m x 2.51m) To the rear aspect. uPVC double glazed window, double central heating radiator, tiled flooring and door leading to the utility area.

DINING ROOM 13' 1" x 9' 6" (3.99m x 2.9m) To rear aspect. uPVC double glazed French doors leading to the rear garden with adjacent glazed panels, double central heating radiator, solid wood flooring and decorative ceiling coving.

UTILITY ROOM To rear aspect. Range of base units with laminate worktop, stainless steel inset sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, central heating radiator, tiled flooring, uPVC double glazed window, uPVC double glazed entrance door to the side and courtesy door leading into the garage.

KITCHEN 11' 4" x 11' 4" (3.45m x 3.45m) Range of wall, base and drawer units with laminate worktops and complimenting tiled splashbacks. Stainless steel inset sink unit with mixer tap, plumbing for a dishwasher and built-in double oven with separate gas hob and cooker hood over. central heating radiator, tiled flooring, uPVC double glazed window to the rear aspect and opening leading to the breakfast room.

DOWNSTAIRS CLOAKS/WC Modern white suite comprising; low level wc with push button flush, vanity wash hand basin with tiled splashback, traditional style towel radiator, stunning stone tiled flooring and inset lights.





OFFICE 10' 4" x 8' 6" (3.15m x 2.59m) To the front aspect. uPVC double glazed bow window, double central heating radiator, carpet flooring and decorative ceiling coving.

## FIRST FLOOR

LANDING Solid oak balustrade, storage cupboard housing hot water tank, inset lighting, central heating radiator, carpet flooring and access to a partially boarded loft space.

BEDROOM 14' 4" x 11' 2" (4.37m x 3.4m) To front aspect. uPVC double glazed bay window, wall lights, double central heating radiator, carpet flooring and two sets of double fitted wardrobes.

ENSUITE Modern white suite comprising; double shower cubicle with both handheld and rainfall shower attachments, vanity wash hand basin with mixer tap, low level wc with push button flush, base units and laminate worktop. Chrome towel radiator, wall and floor tiles, inset lighting, extractor fan, underfloor heating and uPVC double glazed window to the side aspect.

BEDROOM 14' 7" x 9' 4" (4.44m x 2.84m) To the rear aspect. uPVC double glazed window, central heating radiator, storage cupboard, carpet flooring and fitted wardrobes.

BEDROOM 10' 4" x 8' 8" (3.15m x 2.64m) To the front aspect. uPVC double glazed bow window, double central heating radiator, carpet flooring and fitted wardrobes.

BEDROOM 9' 4" x 8' 8" (2.84m x 2.64m) To the rear aspect. uPVC double glazed window, central heating radiator, carpet flooring and fitted wardrobes.

BATHROOM Fully tiled modern



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		



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## Martin & Co Guisborough

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