



Scholars Gate Guisborough, TS14 8LT

| A Modern & Spacious 3 Bedroom, Three Storey Family Style Home Situated To A Recently Built Estate By Barratts Homes, In The Prominent And Well Established Residential Area of Guisborough | Outstanding Views Of Local Woodland & Countryside And With Ample Walking Routes Closeby | This Superb Home Comprises In Brief From; Entrance Hall With Karndean Flooring, Downstairs Guest WC/Cloaks, Storage Cupboard, Living/Dining Room With Under Stairs Storage Cupboard, Modern Kitchen, Two First Floor Double Bedrooms, Family Bathroom/WC With Shower Over Bath, 2nd Floor Double Bedroom With Ensuite Shower/WC And Walk In Wardrobe. Externally There Is A Double Driveway & Single Garage With Access Gate To The Private Patio Rear Garden. Benefitting From A Potterton Boiler Gas Central Heating System & UPVC Double Glazed

SOLD WITH NO FORWARD CHAIN / VIEWINGS & OFFERS WELCOMED

Modern Kitchen, Downstairs WC, Family Bathroom & Ensuite To Master Bedroom

Highly Sought Guisborough Residential Area, With A Wealth Of Excellent Schools, Supermarkets, Leisure Facilities & Transport

A Modern Recently Built Three Storey, Three Double Bedroom Family Style Home

Double Length Driveway & Garage

Please View The Online Virtual Tour Walkthrough Before Requesting A Viewing

£180,000

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HALLWAY 11' 9" x 3' 3" (3.58m x 0.99m)

WC/CLOAKS

LIVING/DINING ROOM 17' 7" x 12' 8" (5.36m x 3.86m)

KITCHEN 11' 9" x 6' 1" (3.58m x 1.85m)

FIRST FLOOR

LANDING 9' 8" x 3' 2" (2.94m x 0.96m)

BEDROOM TWO 10' 1" x 12' 10" (3.07m x 3.91m)

BEDROOM THREE 10' 4" x 12' 9" (3.15m x 3.88m)

SECOND FLOOR

MASTER BEDROOM 14' 6" x 12' 10" (4.42m x 3.91m)

WALK IN WARDROBE

ENSUITE SHOWER/WC 5' 6" x 8' 6" (1.68m x 2.59m)

EXTERNALLY

DOUBLE DRIVEWAY & GARAGE


PRIVATE REAR GARDEN




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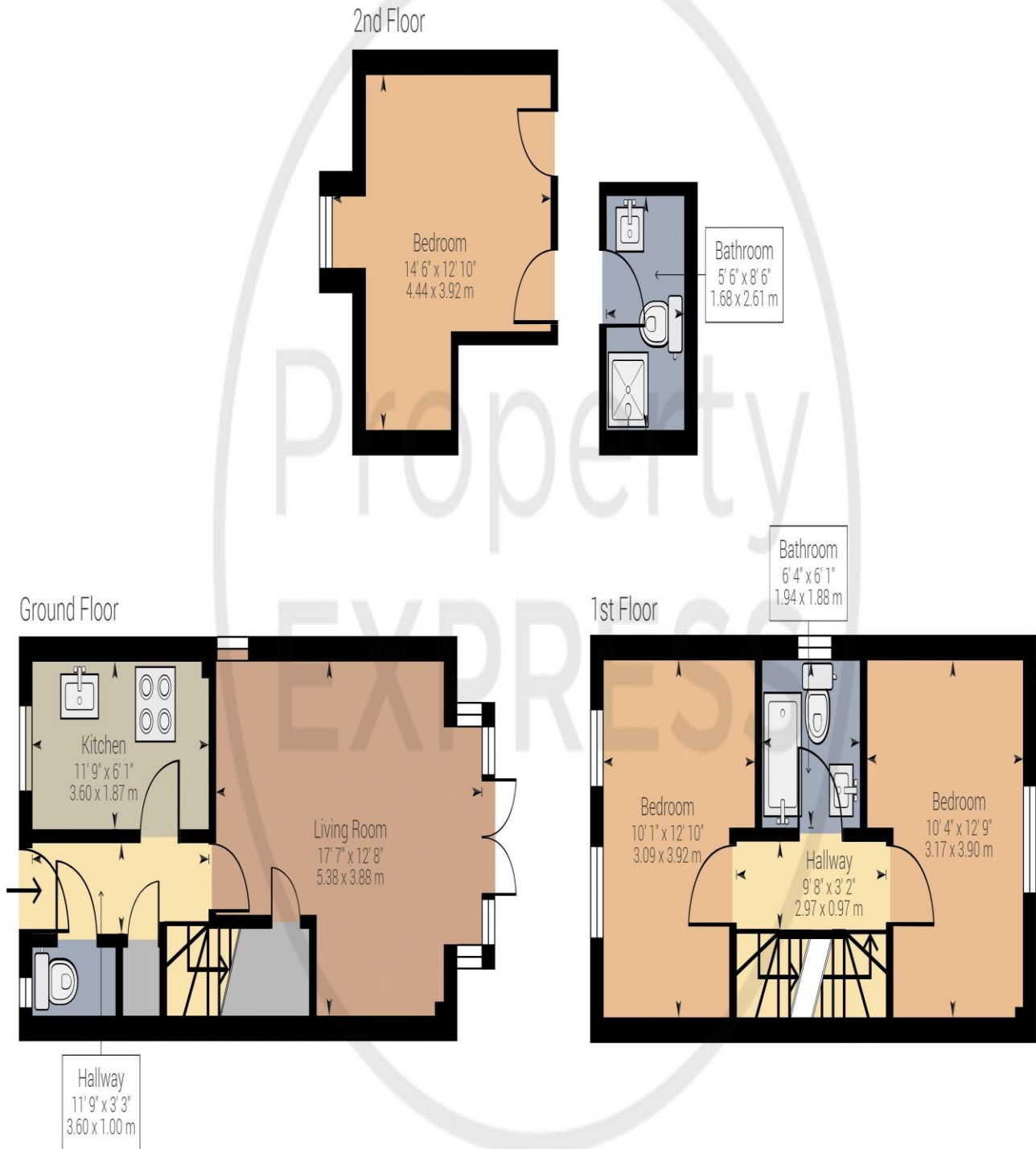
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.