



25 Hewitts Buildings

, Guisborough, TS14 6JR

Offers in excess of £110,000



Nestled In The Charming Area Of Hewitts Buildings, Guisborough, This Delightful End-terrace House Presents An Excellent Opportunity For Both First-time Buyers And Those Seeking A Comfortable Home. With Two Well-proportioned Bedrooms And A Modern Bathroom, This Property Is Designed For Easy Living. The Inviting Reception Room Offers A Warm Welcome, Perfect For Relaxing Or Entertaining Guests.

The Heart Of The Home Is The Kitchen, Which Conveniently Leads To A Utility Room, Providing Additional Space For Laundry And Storage. Recent Upgrades Include A Newly Fitted Bathroom Suite, Ensuring A Fresh And Contemporary Feel Throughout. The Property Boasts A New Boiler Installed In 2022, Offering Peace Of Mind And Efficiency, Alongside A New Roof With A Remaining Seven-year Warranty, Making This Home A Sound Investment.

One Of The Standout Features Of This Property Is Its Vacant Possession And No Onward Chain, Allowing For A Smooth And Hassle-free Transition For The New Owners. Additionally, The Location Is Ideal, As It Is



Location

Guisborough Is A Beautiful Market Town On The South Side Of The River Tees. Guisborough Museum, Behind Westgate's Sunnyfield House, Exhibits Photos Of Guisborough's History And Inhabitants. There Is A Working Watermill At Tocketts Mill.

Guisborough Market Is Held Every Thursday And Saturday With A Few Stalls On Tuesday. Originally Selling Cattle And Other Livestock, The Market Developed Into A General Market For Fruit And Vegetables, Clothing And Flowers. It Is Open From Early Morning To Late Afternoon On The Recently Restored Cobbles Of Westgate, The Principal Shopping Street.

Two Main Roads Cross At Guisborough, The A171 And The A173. The A171 Leads West To Middlesbrough And East To Whitby, The A173 South-west To Stokesley And North-east As Far As Skelton, Where It Joins The A174 Coast Road.

- 8 Minute Walk To The Town Centre
- 30 Min Drive To Whitby
- 10 Minute To Saltburn
- 5 Minute Walk To Guisborough Priory
- 5 Minute Drive Guisborough Forest
- 13 Minute Drive To Roseberry Topping

All Distance Times As Suggested By Google Maps.

Entrance Hallway

uPVC Double Glazed Entrance Door Leading Into The Porch, Stair Case Leading To The First Floor, Glazed Window.

Lounge

12'7" x 10'5" (3.86m x 3.18m)
uPVC, Double Glazed Window To The Front Aspect, Log Burning Stove, Radiator, Opening To Under Stairs Storage, Door Leading Through To The Kitchen.

Kitchen/Diner

12'7" x 14'6" (3.86m x 4.42m)
Fitted With A Range Of Base And Wall Units, Complementing Work Surface With Composite Sink Unit And Stainless Steel Mixer Tap, Built In Gas Oven And Hob, Tiled Splash Backs, Space For An Under Counter Free Standing Dishwasher, Space For A Free Standing Fridge Freezer, Decorative Fireplace With Opening, Laminate Flooring, Upvc Double Glazed Window To The Side & Rear Aspect, Radiator, Leading Through To The Utility Room.

Utility Room

9'3" x 5'4" (2.84m x 1.65m)
Fitted With A Range Of Base And Wall Units With Plenty Of Storage, Space For A Washing Machine And Tumble Dryer, Laminate Flooring, Glazed Window To Rear Aspect, uPVC Double Glazed Door Leading To The Courtyard.

First Floor Landing

Access To Bedrooms & Bathroom.

Bedroom One

12'5" x 11'1" (3.81m x 3.40m)
uPVC Double Glazed Window To The Front Aspect, Built In Wardrobes, Radiator, Cast Iron Feature Fireplace.

Bedroom Two

9'6" x 6'3" (2.90m x 1.93m)
uPVC Double Glazed Window To The Side Aspect, Radiator.

Family Bathroom

12'7" x 7'8" (3.84m x 2.34m)
Fitted With A White Suite Comprising Of Bath Over Shower, Wash Hand Basin & W/C. Partially Tiled, Laminate Flooring, uPVC Double Glazed Window To The Side Aspect.

Loft Space

Insulated.

Energy Efficiency Rating - E

The Full Energy Efficiency Certificate Is Available On Request. Improvements Have Been Made To The Property Since The Last Assessment Which May Have Affected The Rating.

Property Information

- Tenure: Freehold
- Local Authority: Redcar & Cleveland Council
- Listed Status: Not Listed
- Conservation Area: No
- Tree Preservation Orders: None
- Tax Band: A
- Services: The Property Is Offered To The Market With All Mains Services And Gas-Fired Central Heating.
- Broadband Delivered To The Property: Cable
- Non-Standard Construction: Believed To Be Of Standard Construction
- Wayleaves, Rights Of Way & Covenants: None Which Our Clients Are Aware Of
- Flooding Issues In The Last 5 Years: None
- Accessibility: Two Storey Dwelling, No Accessibility Modifications
- Cladding: Decorative Stone
- Planning Issues: None Which Our Clients Are Aware Of
- Coastal Erosion: None
- Coal Mining In The Local Area: None

Disclaimer

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While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase. Money Laundering Regulations: In Order To Avoid Any Delays In Finalising The Sale, Intending Buyers Will Be Required To Provide Identification Documentation At A Later Time. Please Cooperate With Us In This Process.

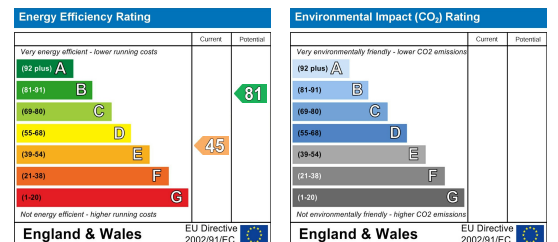
Area Map



Floor Plans



Energy Efficiency Graph



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