



York Road, Hartlepool TS26 9EB

welcome to

York Road, Hartlepool

Manners & Harrison are now in receipt of an offer for the sum of £75,000 for 198 York Road. Anyone wishing to place an offer on this property should contact Manners & Harrison, Shrewsbury House, 129 York Road TS26 9DW, 01429 261351 before exchange of contracts.



Entrance Vestibule

Entered via UPVC double glazed door, inner door leading to:

Entrance Hallway

Staircase to first floor.

Front Reception Room

15' 4" Into bay x 15' 8" Into alcoves (4.67m Into bay x 4.78m Into alcoves)

UPVC double glazed bay window to front aspect, decorative coved cornicing, radiator.

Inner Hall

Radiator.

Rear Reception Room

14' 3" Max x 13' 5" Max (4.34m Max x 4.09m Max)

UPVC double glazed window to rear, radiator, fireplace with inset electric fire.

Breakfasting/ Kitchen

23' 4" x 9' 10" (7.11m x 3.00m)

Fitted with a range of wall and base units with contrasting working surfaces, white splashback tiling, inset stainless steel sink/ drainer unit with mixer tap, recess and plumbing for washing machine, recess for additional white goods, wall mounted gas central heating boiler, UPVC double glazed window to side, UPVC double glazed French doors leading to rear yard, radiator, recess spotlighting to ceiling.

First Floor

Half Landing

Giving access to bathroom.

Bathroom

UPVC double glazed window to rear, panelled bath, pedestal wash hand basin.

Separate Wc

UPVC double glazed window to side, low level low flush wc.

Full Landing

Radiator.

Bedroom 1

15' 4" Into Bay x 14' 5" Into alcoves (4.67m Into Bay x 4.39m Into alcoves)

UPVC double glazed bay window to front, coved cornicing, radiator.

Bedroom 2

13' 6" x 14' 2" Into alcoves (4.11m x 4.32m Into alcoves)

UPVC double glazed window, coved cornicing, radiator.

Bedroom 3

6' 5" x 9' 8" (1.96m x 2.95m)

UPVC double glazed window to front, radiator.

Second Floor

Half Landing

With UPVC double glazed window to rear.

Full Landing

Storage cupboard.

Bedroom 4

14' 3" Max x 13' 7" Max (4.34m Max x 4.14m Max)

UPVC double glazed window to rear, radiator.

Bedroom 5

13' 1" Max x 14' 5" Max (3.99m Max x 4.39m Max)

UPVC double glazed dormer style window to front with coordinating side windows, radiator.

Bedroom 6

6' 4" x 9' 10" (1.93m x 3.00m)

Skylight window to front, radiator.

Externally

Rear Yard

Enclosed with roller shutter, potential for off street parking.

Front

Large Palisade.

Agents Note

Please note that the property adjoins a commercial premises and this may impact on mortgage lending options. Please seek guidance with regards to any financial arrangements to ensure it will meet your specific requirements.



view this property online mannersandharrison.co.uk/Property/HAR118804



welcome to

York Road, Hartlepool

- 2 RECEPTION ROOMS
- GENEROUSLY SIZED BREAKFAST/KITCHEN
- 6 BEDROOMS
- CLOSE TO LOCAL AMENITIES
- NO CHAIN

Tenure: Freehold EPC Rating: D

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAR118804 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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