



12 Hunters Place, Guisborough, TS14 7BF
£299,995

PROPERTY
PERSPECTIVE

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this modern, extended and re modelled detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools. The property was constructed in 2016 and is still covered by its 10 year new home structural warranty.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern kitchen plus modern bathroom, en suite and WC. Items of note include the media wall with remote controlled fore to lounge, French doors to the rear plus a utility room. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a lounge, dining kitchen, further reception room plus utility and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing. There is a part boarded loft.

There are well presented gardens to the front and rear. There is a double driveway.

Tenure - Freehold

Estate Management Fee - £75 pa

Council Tax - Band D

The current owner has extended the rear boundary of the garden into land that was not being utilised. This area of land does not form part of the title to the property and you should seek legal advice prior to legal commitment.

The property comprises.

GROUND FLOOR

Lounge 18'4"(max) x 14'5"(max) (5.61m(max) x 4.40m(max))

Extended with a walk in bay window. Having a media wall with remote controlled fire, tiled flooring and blinds.

Dining Kitchen 18'6" x 9'4" (5.64m x 2.85m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus tiling. With oven, hob, hood and 1.5 sink and mixer tap. Floor tiling plus access to store. French doors leading to the rear garden.

Utility Room 7'0" x 5'2" (2.15m x 1.60m)

With laminate worktops and floor tiling.

WC 5'2" x 2'11" (1.60m x 0.89m)

Having white sanitary ware, tiling and floor tiling.

Further Reception Room/Bedroom 15'8"(max) x 9'4"(max) (4.80m(max) x 2.85m(max))

With laminate flooring and curtains.

FIRST FLOOR

Landing

With fitted carpets plus access to store.

Bedroom 1 13'3"(max) x 11'6"(max) (4.05m(max) x 3.52m(max))

With store plus walk in store. Fitted carpets and blinds.

En Suite 7'1"(max) x 6'0"(max) (2.17m(max) x 1.83m(max))

Having white sanitary ware with tiling and vinyl flooring.

Bedroom 2 12'2" x 9'4" (3.73m x 2.85m)

With carpets and blinds.

Bedroom 3 9'8" x 9'4" (2.95m x 2.86m)

With carpets and curtains.

Bedroom 4 9'8" x 7'3" (2.96m x 2.23m)

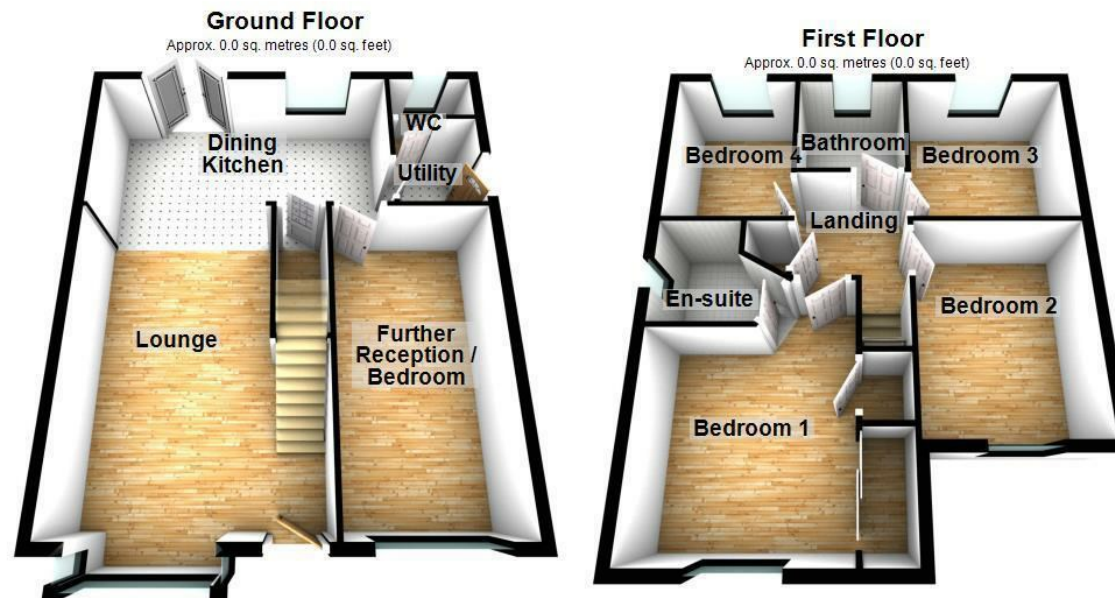
With carpets and curtains.

Bathroom 6'9" x 6'3" (2.08m x 1.92m)

Having white sanitary ware with shower and screen to bath plus tiling and vinyl flooring.

EXTERNAL

There are well presented gardens to the front and rear. There is a double driveway.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)