

# HUNTERS®

HERE TO GET *you* THERE



Westgate

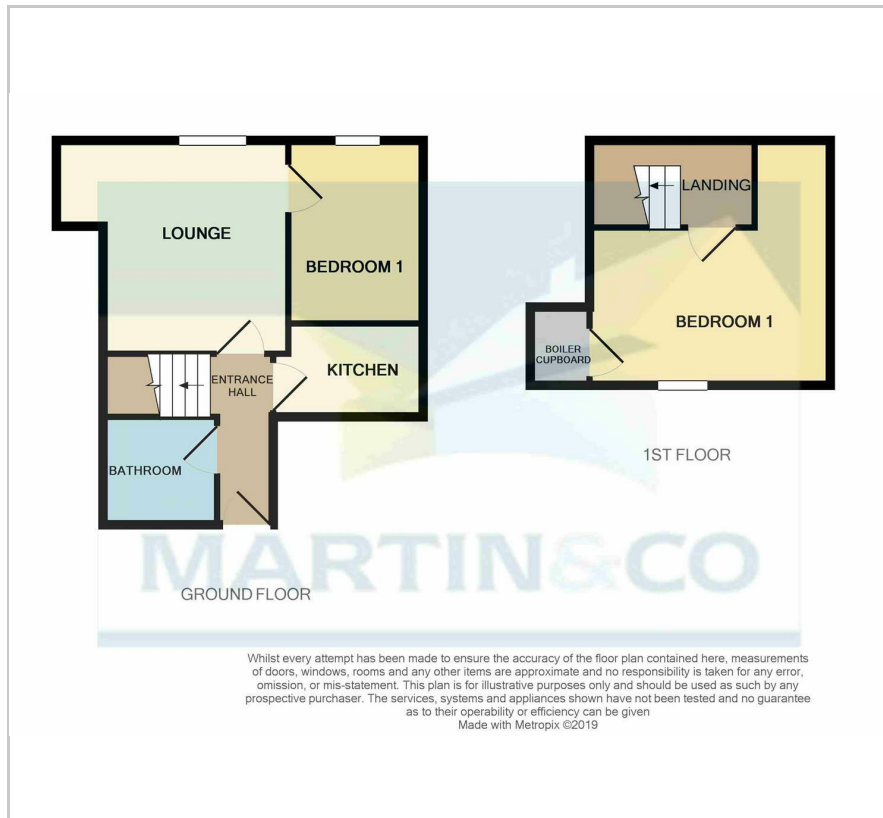
, Guisborough, TS14 6AY

£650 PCM



Council Tax: A

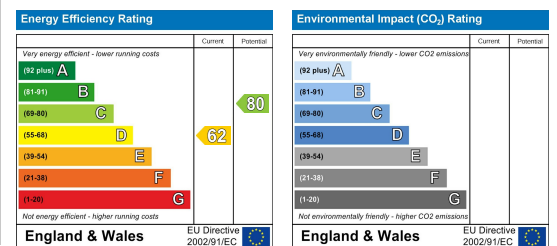
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Teesside Lettings Office on 01642 217524 if you wish to arrange a viewing appointment for this property or require further information.

- Duplex Flat
- Unfurnished
- Close to Shops and Amenities
- Two Bedrooms
- Prime Town Centre Location



Nestled in the charming area of Westgate, Guisborough, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals or small families seeking a peaceful retreat. The flat features a welcoming reception room, providing a warm space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines. Although the flat spans a modest size, it is well laid out, making the most of the available space.

Westgate is known for its friendly community atmosphere and is conveniently located near local amenities, including shops, parks, and schools. This property presents an excellent opportunity for those looking to settle in a vibrant area with a rich history and a strong sense of community.

This flat in Guisborough is a wonderful choice. Embrace the chance to make this charming property your new home.

Subject to acceptable reference checks

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**