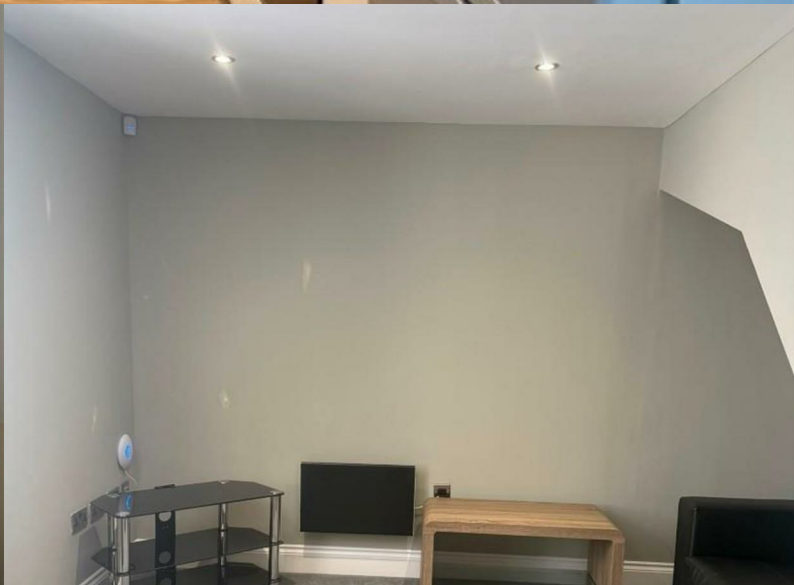
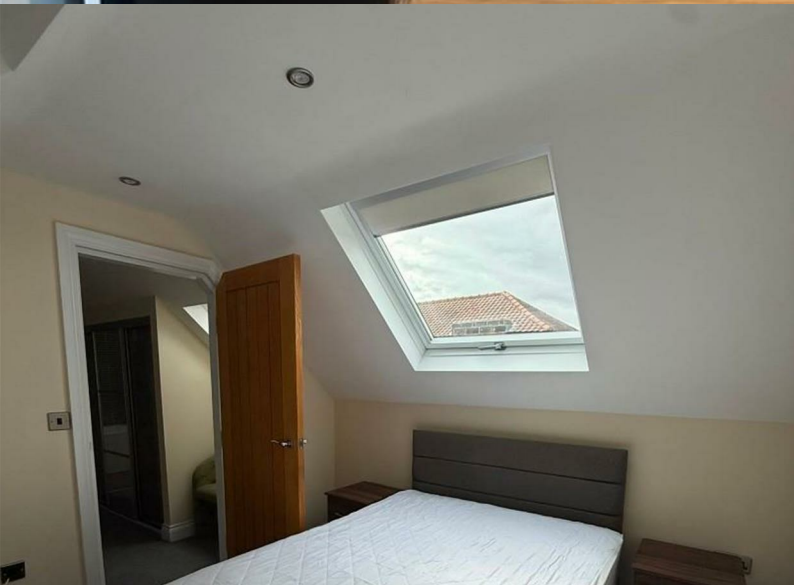


HUNTERS[®]

HERE TO GET *you* THERE



Church Street

, Guisborough, TS14 6HG

£615 PCM



Council Tax: A

The floor plan is divided into two main sections: the GROUND FLOOR and the 1ST FLOOR.

GROUND FLOOR:

- KITCHEN /LIVING ROOM:** A large yellow area at the top.
- UTILITY ROOM:** An orange area located between the Kitchen/Living Room and the first floor.

1ST FLOOR:

- BEDROOM:** A large yellow area on the right.
- BATHROOM:** A blue area on the left, containing a bathtub and a toilet.
- LANDING:** A central brown area connecting the rooms.
- STAIRS:** A white staircase located within the landing area.
- STORAGE:** A grey area located near the landing.

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

74

51

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

51

74

EU Directive 2002/91/EC

England & Wales

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.

- Prestigious first floor Duplex apartment
- One Bedroom
- Superb location
- In the heart of Guisborough
- Virtual Tour Available
- Furnished to a high specification
- Video Intercom Entry System
- Fully integrated kitchen
- Be the first to view
- Call Martin & Co on 01287 631254



AVAILABLE NOW!

Welcome to this exquisite first-floor duplex apartment located at 13 Church Street. This charming property boasts a well-designed open plan lounge and kitchen, creating a spacious and inviting atmosphere perfect for both relaxation and entertaining. The apartment is furnished and decorated to a high specification, ensuring a modern and stylish living experience.

With one comfortable bedroom and a well-appointed bathroom, this apartment is ideal for individuals or couples seeking a cosy yet sophisticated home. The intercom entry system adds an extra layer of security and convenience, allowing you to feel safe and at ease in your new residence.

Situated in a perfect location, this property offers easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate both comfort and convenience. Whether you are looking to rent or buy, this delightful apartment presents a wonderful opportunity to enjoy contemporary living in a desirable area. Don't miss the chance to make this lovely space your own.

EMAIL TEESSIDELETTINGS@HUNTERS.COM TO ARRANGE YOUR VIEWING!

****Subject to acceptable referencing checks****

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

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.

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