

MOSSDALE GROVE, GUISBOROUGH, TS14 8JB



- ▲ Popular residential location in Guisborough
- ▲ Well-proportioned throughout
- ▲ Spacious kitchen-diner ideal for family living
- ▲ Useful downstairs craft room/home office
- ▲ Very generous rear garden
- ▲ Driveway providing off-street parking for two vehicles
- ▲ Ideal for families or professionals
- ▲ Close to local schools, amenities and transport links

£235,000

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Located within a popular residential area of Guisborough, this well-proportioned three-bedroom semi-detached home offers versatile living space ideal for families and professionals alike.

The ground floor features a spacious kitchen-diner, providing the heart of the home with ample room for both everyday living and entertaining. In addition, there is a useful craft room / home office, perfect for remote working, hobbies or flexible family use.

To the first floor are three good-sized bedrooms, all well-presented and served by a modern family bathroom. Externally, the property boasts a very generous rear garden, ideal for families, outdoor dining and future landscaping potential. To the front and side is a single garage along with a driveway providing off-street parking for two vehicles.

Situated close to local schools, amenities and transport links, Mossdale Grove is a sought-after location offering a balance of quiet residential living with convenient access to Guisborough town centre.

GROUND FLOOR

HALLWAY - 2.18m x 3.56m (7'2" x 11'8")

OFFICE/CRAFT ROOM - 3.18m x 2.5m (10'5" x 8'2")

LIVING ROOM - 5.28m x 3.05m (17'4" x 10')

KITCHEN - 4.27m x 3.12m (14' x 10'3")

FIRST FLOOR

LANDING - 1.83m x 2.36m (6' x 7'9")

BEDROOM ONE - 3.25m x 3.68m (10'8" x 12'1")

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BEDROOM TWO - 3.84m x 2.54m (12'7" x 8'4")

BEDROOM THREE - 2.95m x 2.13m (9'8" x 7')

BATHROOM - 2.3m x 1.65m (7'7" x 5'5")

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

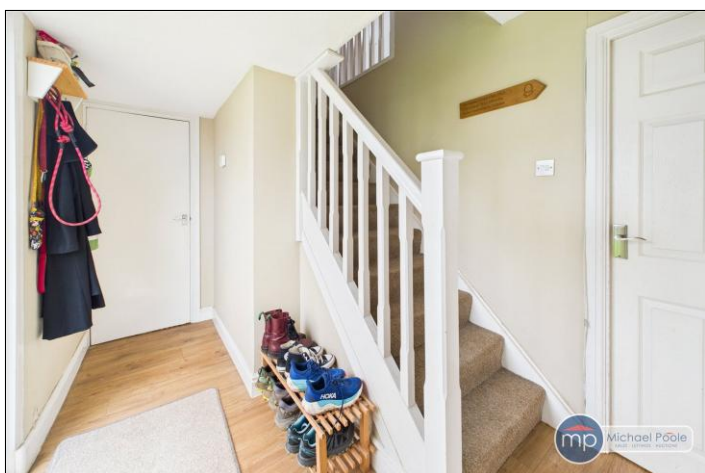
AGENTS NOTE: - Ground Rent: £7 PA

Council Tax Band: D **Tenure:** Leasehold

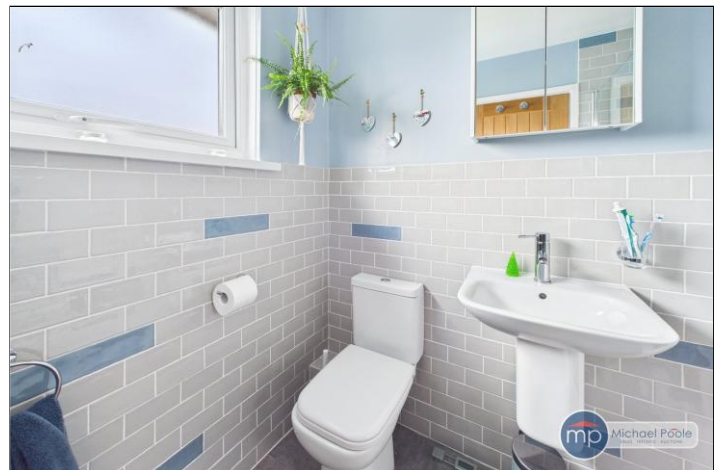
AGENTS REF: - JS/LS/GBH260002/27012026

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**

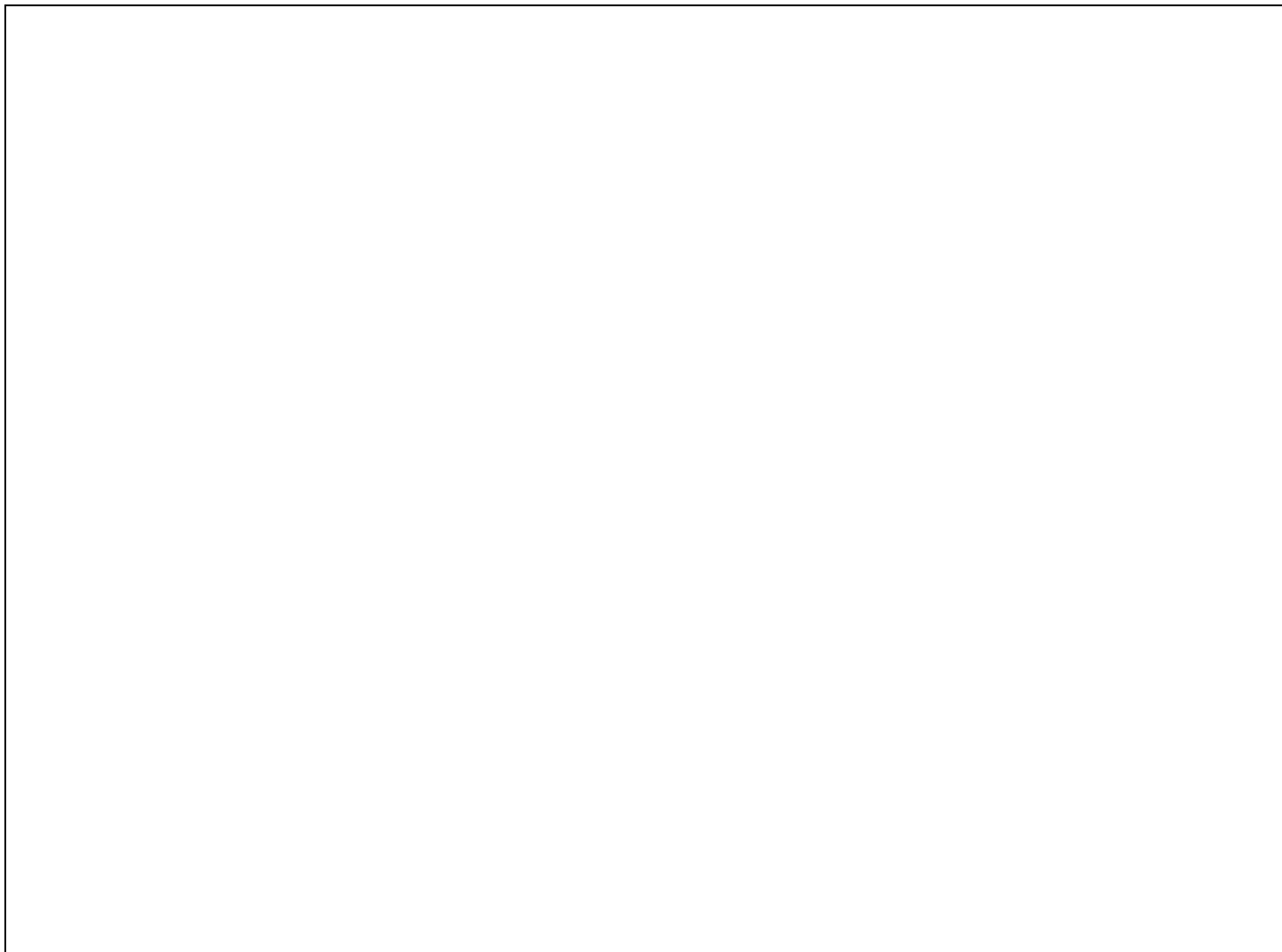


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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