



22 Lealholm Way, Guisborough
£80,000





22 Lealholm Way

Guisborough

Bright two-bedroom ground floor apartment in Guisborough with detached garage, parking for three cars, and easy access to local amenities and transport links. Ideal for first time buyers or investors.

- 2 Bedroom Ground Floor Apartment
- Popular Residential Location in Guisborough
- Garage & Driveway (x3 Cars)
- Ideal for first-time buyers, downsizers or investors
- Close to local amenities and transport links
- Early viewing recommended

22 Lealholm Way

Guisborough

Situated on Lealholm Way in the popular town of Guisborough, this bright and airy **two-bedroom ground floor apartment** offers an excellent opportunity for first-time buyers, downsizers or investors alike. Well positioned for a range of local amenities and transport links, the property provides comfortable and convenient living accommodation all on one level.

Externally, the property benefits from a **detached garage and parking for up to three cars**, providing excellent off-street parking and additional storage.

With its well-proportioned accommodation, bright and airy feel, and convenient location, this is an appealing property with plenty to offer both owner-occupiers and those looking for a rental investment.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





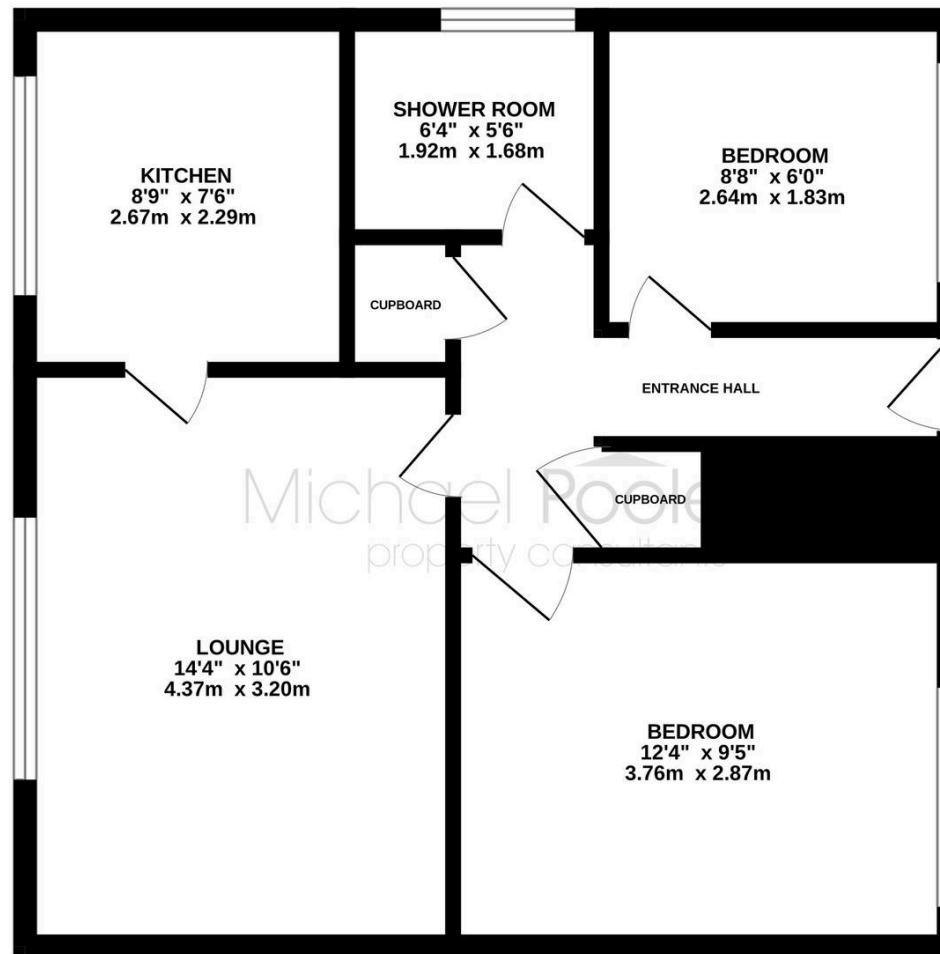
Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	68	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

Michael Poole

Michael Poole Estate Agents, 8-10 Chaloner Street – TS14 6QD

01287 552280

guisborough@michaelpoole.co.uk

michaelpoole.co.uk/