

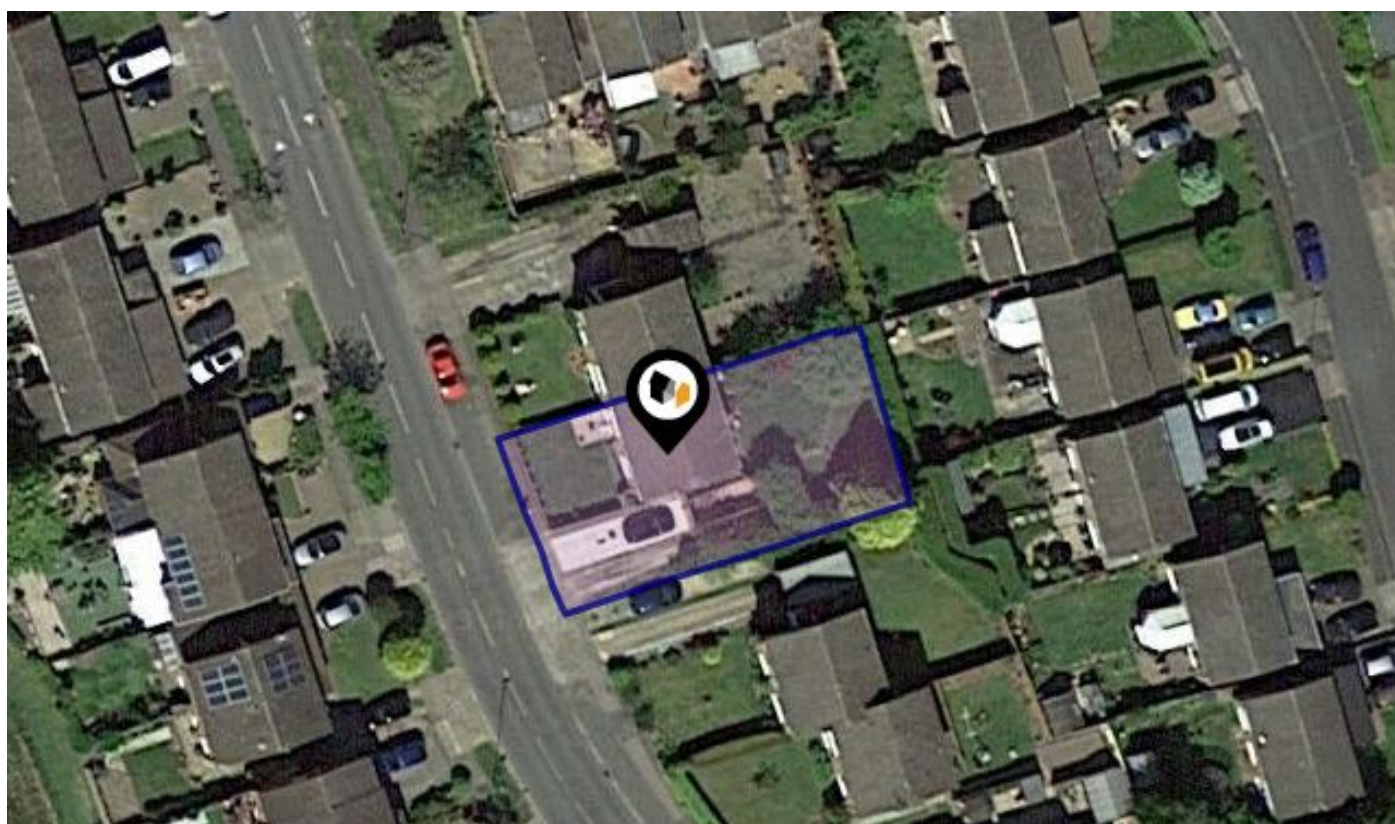


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 01st June 2023



ALDENHAM ROAD, GUISBOROUGH, TS14

Martin & Co Guisborough

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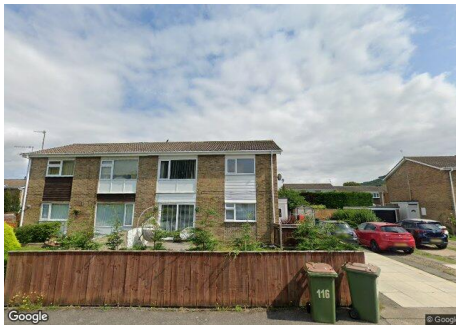
Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on 01287 631254.

We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Semi-Detached	Last Sold £/ft²:	£180
Bedrooms:	2	Tenure:	Leasehold
Floor Area:	559 ft ² / 52 m ²	Start Date:	14/11/1974
Plot Area:	0.11 acres	End Date:	01/02/2073
Year Built :	1967-1975	Lease Term:	99 years from 1 February 1974
Council Tax :	Band A	Term Remaining:	49 years
Annual Estimate:	£1,408		
Title Number:	CE8984		
UPRN:	100110036329		

Local Area

Local Authority:	Redcar And Cleveland
Conservation Area:	No
Flood Risk:	
(Rivers & Seas)	Very Low
(Surface Water)	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1000 mb/s

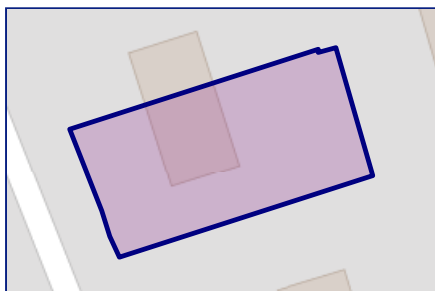
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

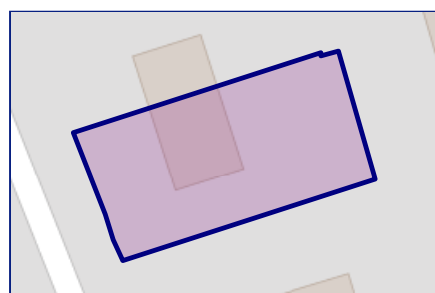


Freehold Title Plan



CE119627

Leasehold Title Plan

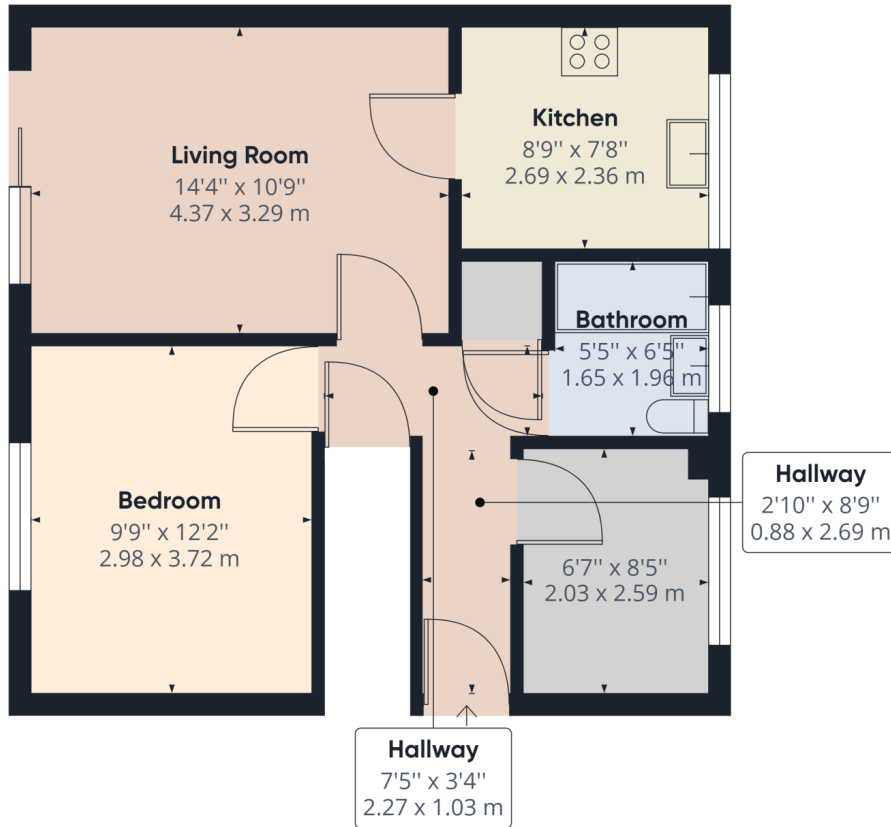


CE8984

Start Date:	14/11/1974
End Date:	01/02/2073
Lease Term:	99 years from 1 February 1974
Term Remaining:	49 years



ALDENHAM ROAD, GUISBOROUGH, TS14



Approximate total area⁽¹⁾
501.53 ft²
46.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Aldenham Road, TS14

Energy rating

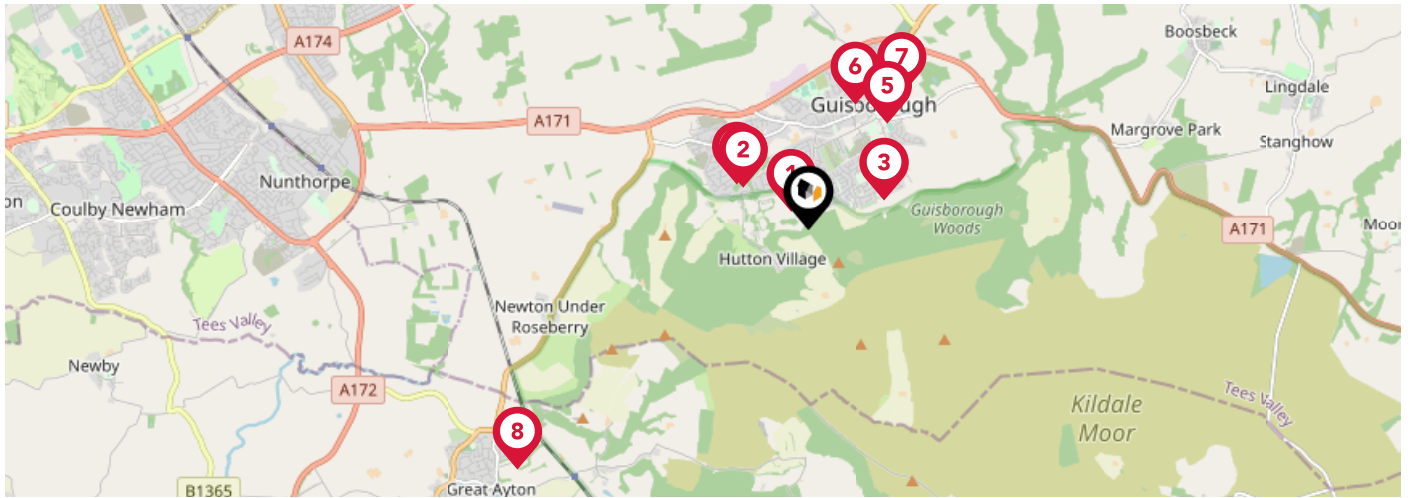
C

Valid until 26.02.2030

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	<div style="background-color: #70ad47; color: white; padding: 5px; display: inline-block;">69 c</div>	<div style="background-color: #70ad47; color: white; padding: 5px; display: inline-block;">75 c</div>
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

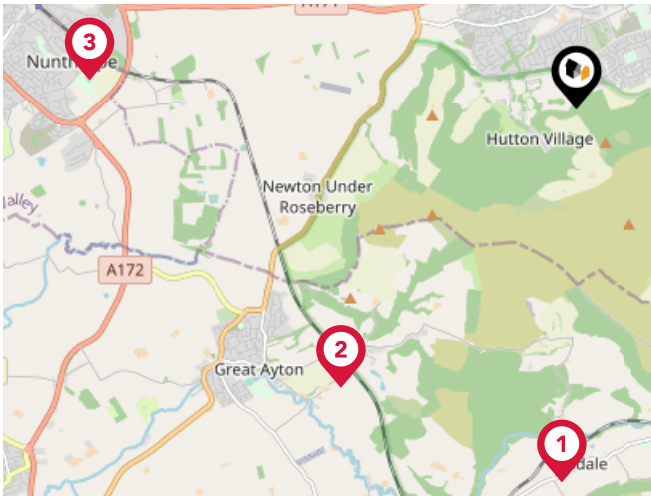
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	Ground
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 71% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	52 m ²



		Nursery	Primary	Secondary	College	Private
	Highcliffe Primary School Ofsted Rating: Good Pupils: 395 Distance:0.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Galley Hill Primary School Ofsted Rating: Good Pupils: 265 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Belmont Primary School Ofsted Rating: Good Pupils: 389 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 231 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chaloner Primary School Ofsted Rating: Good Pupils: 244 Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Laurence Jackson School Ofsted Rating: Inadequate Pupils:0 Distance:1.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roseberry Academy Ofsted Rating: Good Pupils: 229 Distance:3.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

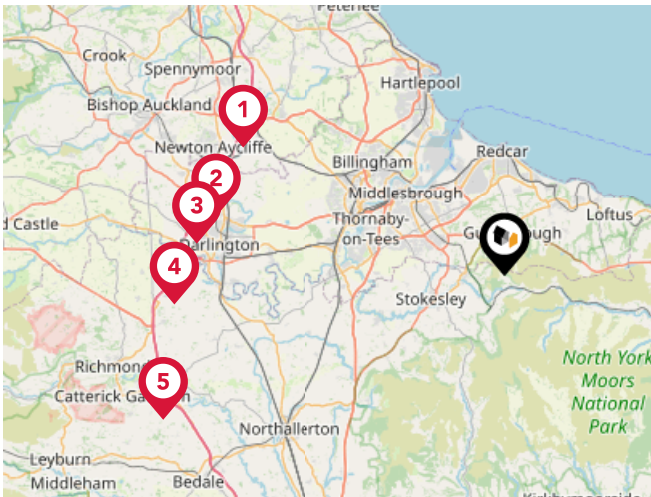


		Nursery	Primary	Secondary	College	Private
	Lockwood Primary School Ofsted Rating: Good Pupils: 203 Distance:3.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilton Primary Academy Ofsted Rating: Good Pupils: 58 Distance:3.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	New Marske Primary School Ofsted Rating: Good Pupils: 261 Distance:3.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bankfields Primary School Ofsted Rating: Good Pupils: 312 Distance:3.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Marwood Church of England Voluntary Controlled Infant School, Great Ayton Ofsted Rating: Good Pupils: 65 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nunthorpe Primary Academy Ofsted Rating: Outstanding Pupils: 240 Distance:3.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Nunthorpe Academy Ofsted Rating: Good Pupils: 1592 Distance:3.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Normanby Primary School Ofsted Rating: Good Pupils: 571 Distance:4.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Kildale Rail Station	3.22 miles
2	Great Ayton Rail Station	3.14 miles
3	Nunthorpe Rail Station	4.19 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	19.98 miles
2	A1(M) J59	20.32 miles
3	A1(M) J58	21.35 miles
4	A1(M) J57	22.78 miles
5	A1(M) J52	25.62 miles

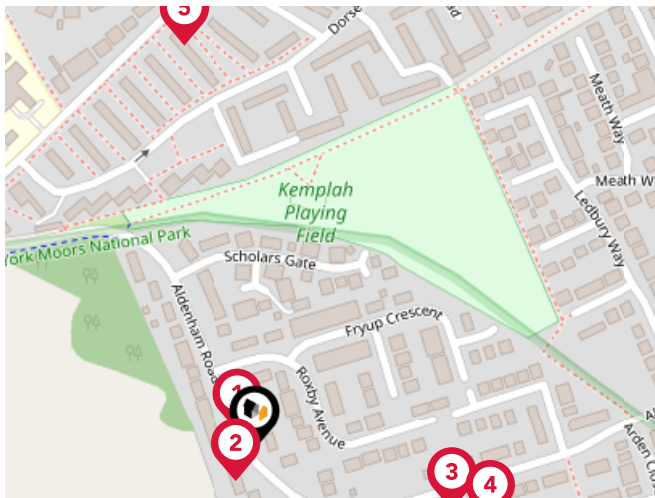


Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	14.8 miles
2	Newcastle International Airport	43.82 miles
3	Leeds Bradford International Airport	51.34 miles
4	Humberside Airport	71.31 miles

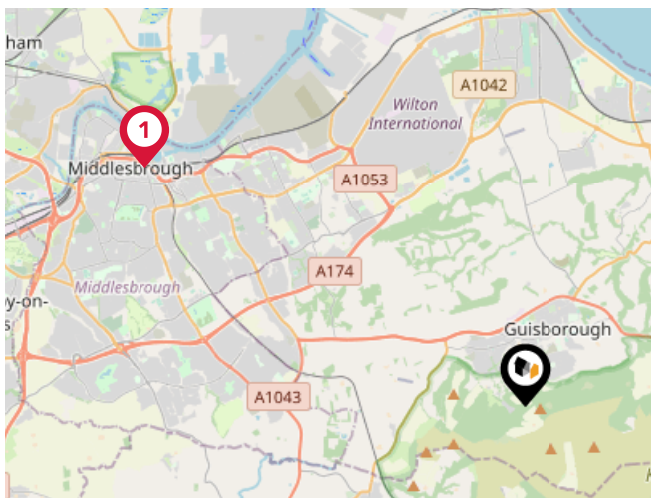
Area

Transport (Local)



Bus Stops/Stations

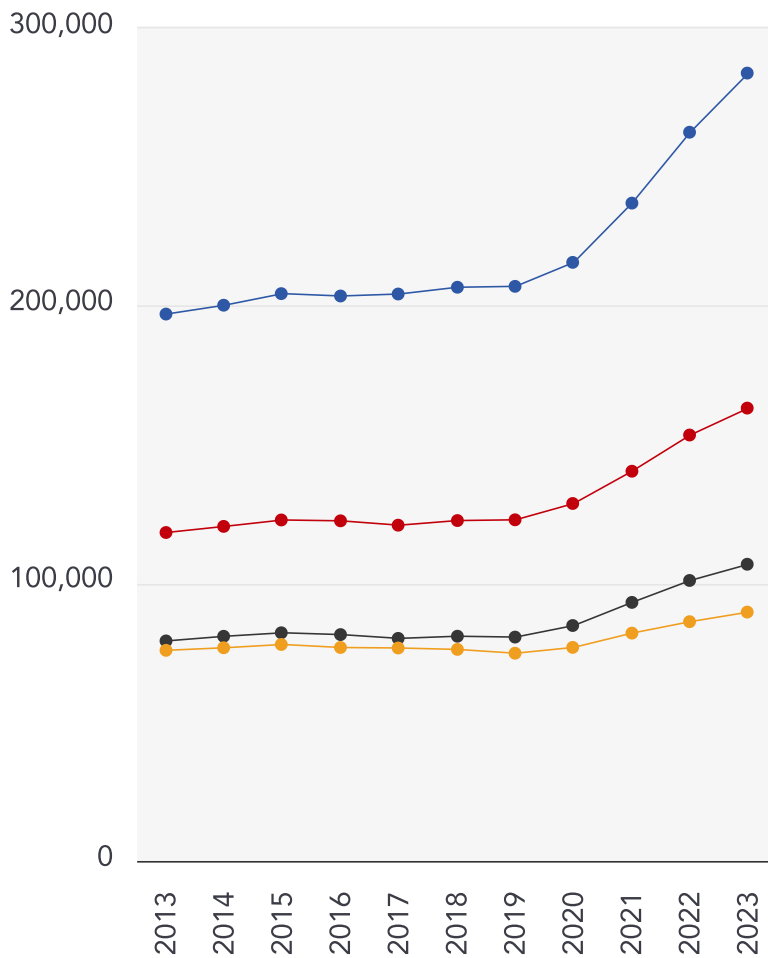
Pin	Name	Distance
1	Roxby Avenue	0.01 miles
2	Roxby Avenue	0.02 miles
3	Whorlton Close	0.11 miles
4	Whorlton Close	0.13 miles
5	Strona Walk	0.22 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	7.74 miles

10 Year History of Average House Prices by Property Type in TS14



Detached

+44.06%

Semi-Detached

+37.88%

Terraced

+34.84%

Flat

+18.15%



Martin & Co Guisborough

The team at Martin & Co Guisborough has a reputation for providing a reliable and professional service across both residential lettings and property sales. Please do get in touch with a member of our dedicated team who would be delighted to help.

Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



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Martin & Co Guisborough

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