

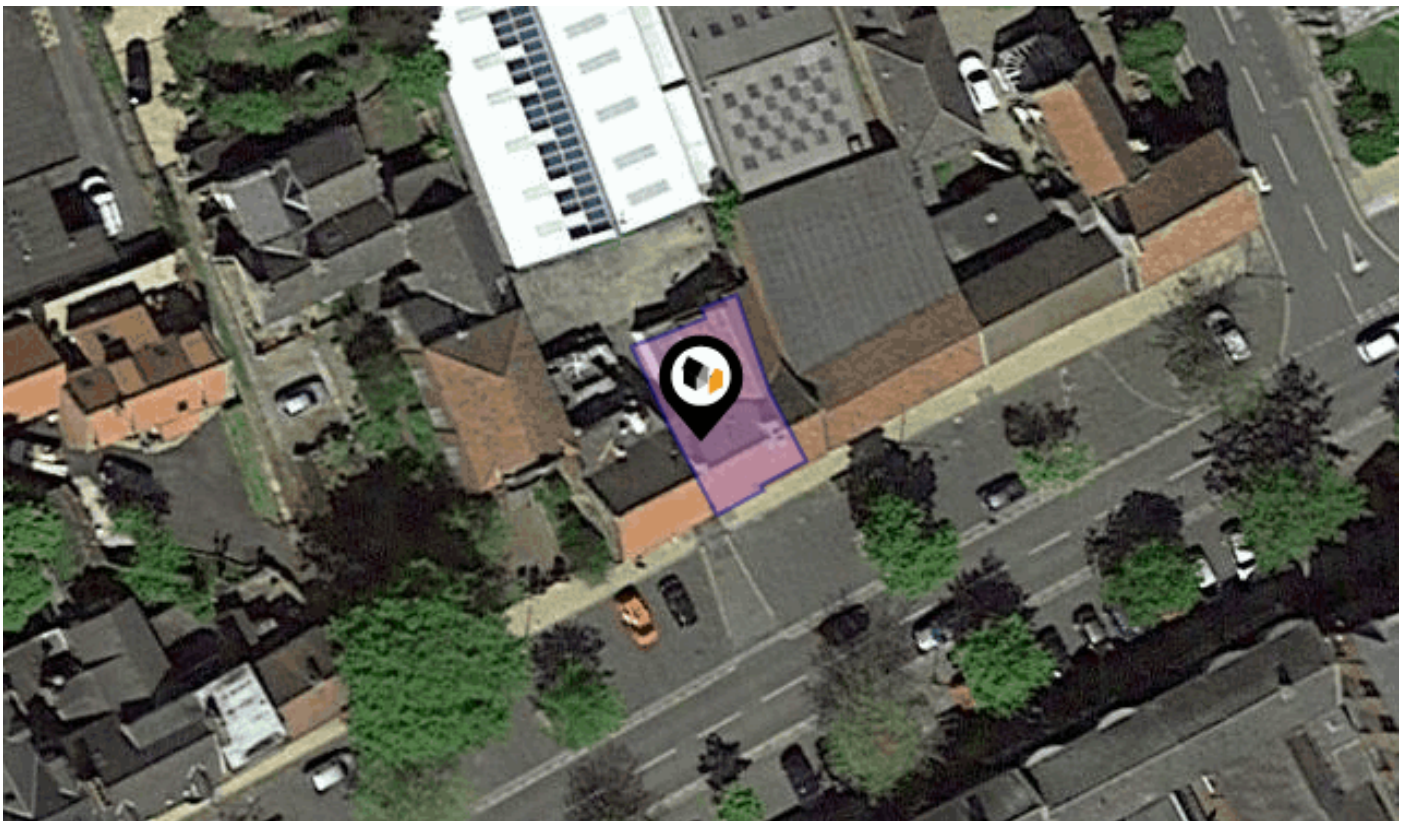


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th June 2023



48, WESTGATE, GUISBOROUGH, TS14

Martin & Co Guisborough

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www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/tenants#teamList

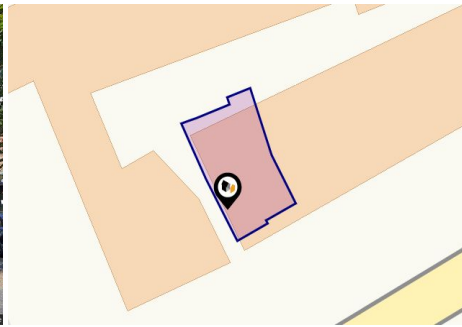


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

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: | Flat / Maisonette | Tenure: | Freehold |
| Bedrooms: | 2 | | |
| Floor Area: | 602 ft ² / 56 m ² | | |
| Plot Area: | 0.03 acres | | |
| Year Built : | 1900-1929 | | |
| Council Tax : | Band A | | |
| Annual Estimate: | £1,408 | | |
| Title Number: | CE11451 | | |
| UPRN: | 10023902355 | | |

Local Area

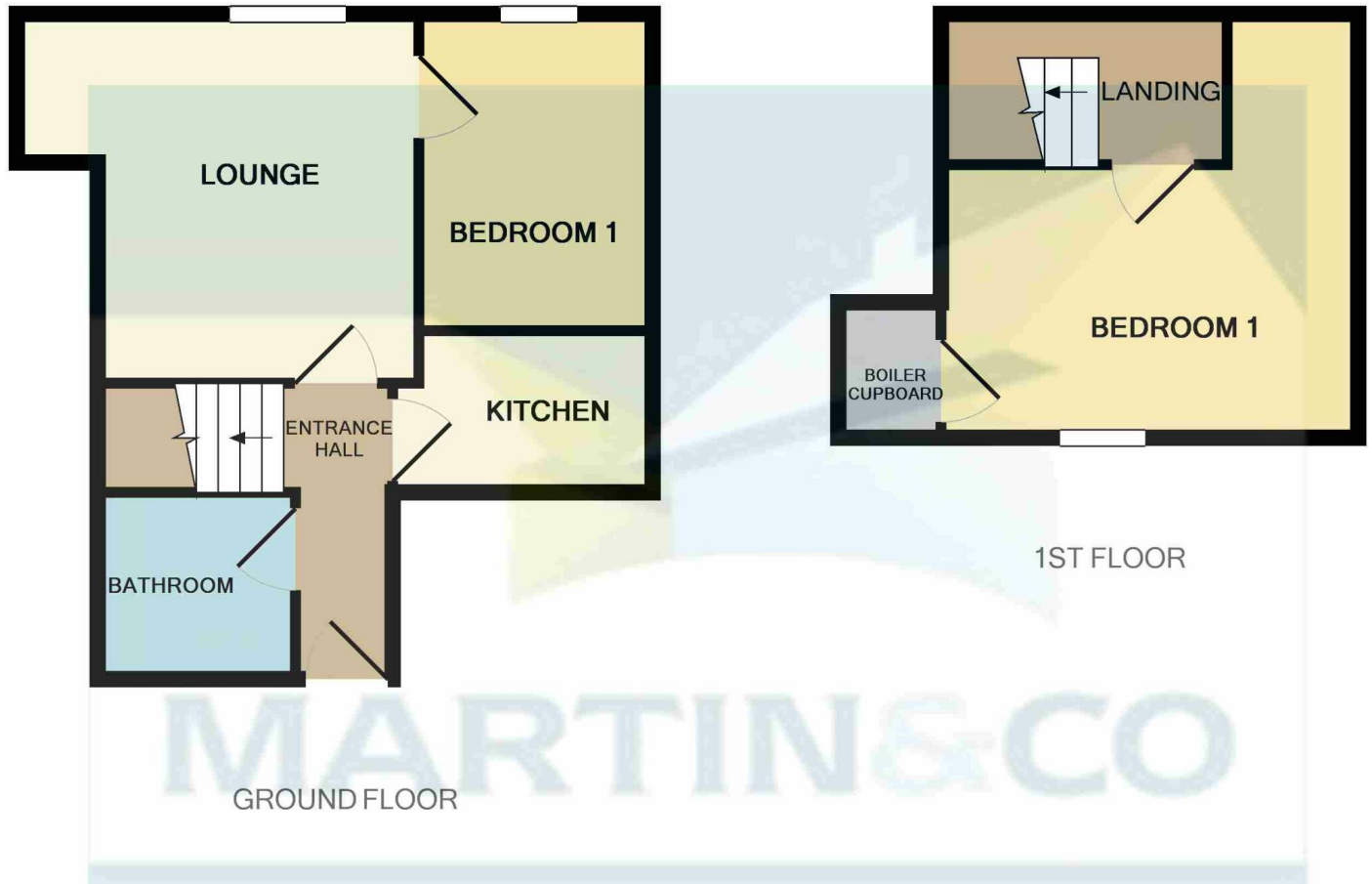
| | |
|---------------------------|-----------------------------------|
| Local Authority: | Redcar And Cleveland |
| Conservation Area: | Guisborough, Redcar and Cleveland |
| Flood Risk: | |
| (Rivers & Seas) | Very Low |
| (Surface Water) | Very Low |

Satellite/Fibre TV Availability:





48, WESTGATE, GUISBOROUGH, TS14



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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48 WESTGATE, GUISBOROUGH, TS14

Energy rating

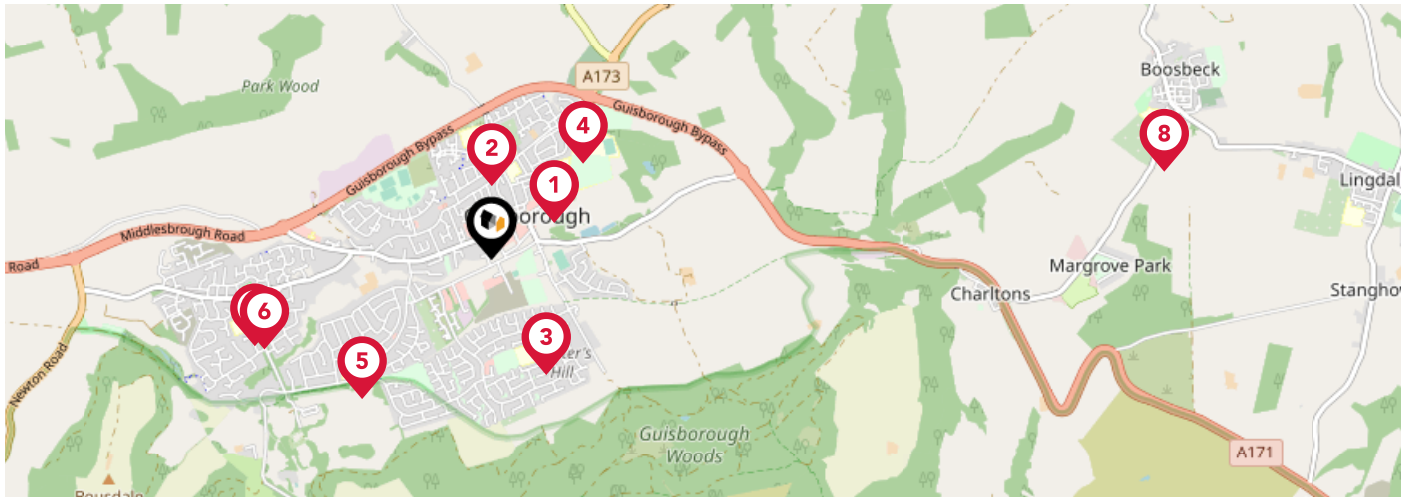
D

Valid until 28.02.2031

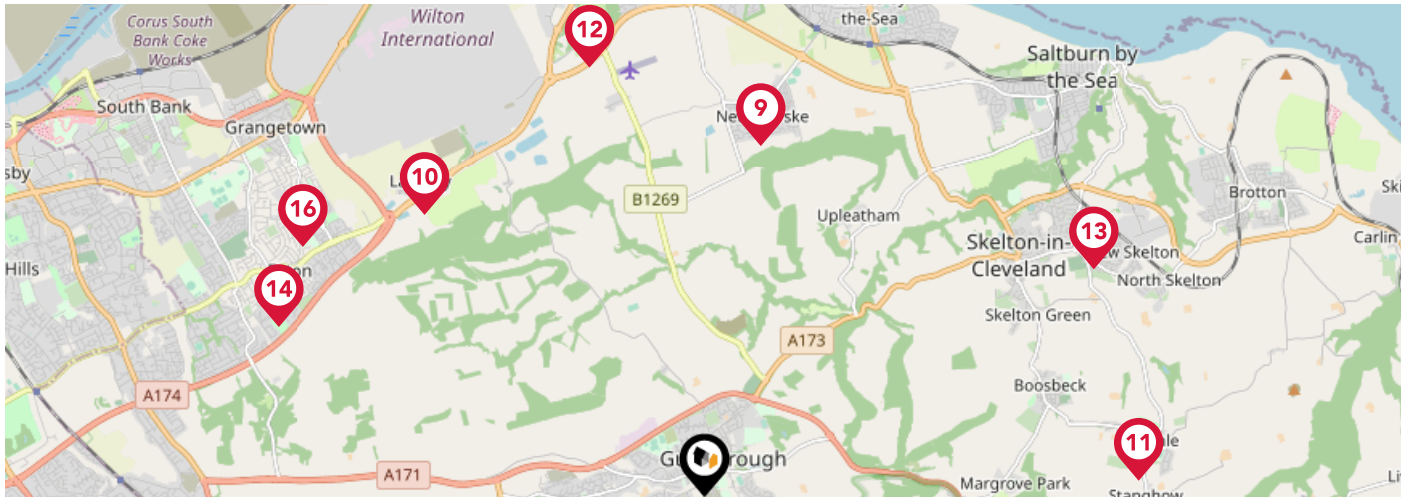
| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional EPC Data

| | |
|--------------------------------------|--|
| Property Type: | Mid-floor flat |
| Walls: | Solid brick, as built, no insulation (assumed) |
| Walls Energy: | Poor |
| Roof: | Roof room(s), no insulation (assumed) |
| Roof Energy: | Very poor |
| Window: | Partial double glazing |
| Window Energy: | Poor |
| Main Heating: | Boiler and radiators, mains gas |
| Main Heating Energy: | Good |
| Main Heating Controls: | Programmer, room thermostat and TRVs |
| Main Heating Controls Energy: | Good |
| Hot Water System: | From main system |
| Hot Water Energy Efficiency: | Good |
| Lighting: | No low energy lighting |
| Lighting Energy: | Very poor |
| Floors: | (another dwelling below) |
| Secondary Heating: | None |
| Total Floor Area: | 56 m ² |



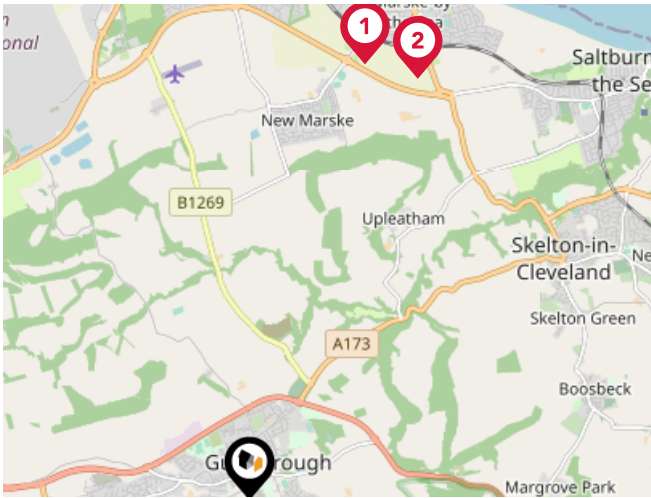
| | | Nursery | Primary | Secondary | College | Private |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
| Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.32 | <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:0.32 | <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:0.55 | <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:0.57 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Highcliffe Primary School Ofsted Rating: Good Pupils: 395 Distance:0.82 | <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:1.05 | <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:1.08 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| Lockwood Primary School Ofsted Rating: Good Pupils: 203 Distance:2.92 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |



| | | Nursery | Primary | Secondary | College | Private |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| | New Marske Primary School Ofsted Rating: Good Pupils: 261 Distance:3.05 | <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:3.42 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Lingdale Primary School Ofsted Rating: Requires Improvement Pupils: 101 Distance:3.74 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Kirkleatham Hall School Ofsted Rating: Good Pupils: 155 Distance:3.82 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Skelton Primary School Ofsted Rating: Good Pupils: 559 Distance:3.87 | <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:3.95 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Roseberry Academy Ofsted Rating: Good Pupils: 229 Distance:4.06 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | Whale Hill Primary School Ofsted Rating: Good Pupils: 565 Distance:4.07 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

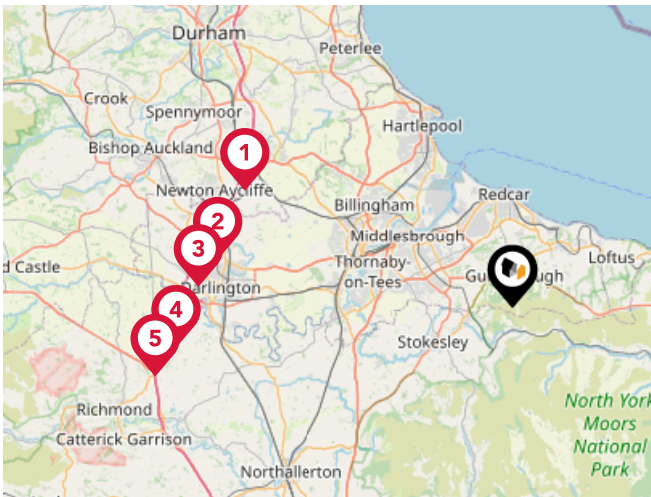
Area

Transport (National)



National Rail Stations

| Pin | Name | Distance |
|-----|--------------------------|------------|
| 1 | Longbeck Rail Station | 3.87 miles |
| 2 | Marske Rail Station | 3.9 miles |
| 3 | Great Ayton Rail Station | 3.97 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|-----------|-------------|
| 1 | A1(M) J60 | 20.03 miles |
| 2 | A1(M) J59 | 20.58 miles |
| 3 | A1(M) J58 | 21.69 miles |
| 4 | A1(M) J57 | 23.26 miles |
| 5 | A1(M) J56 | 25.02 miles |

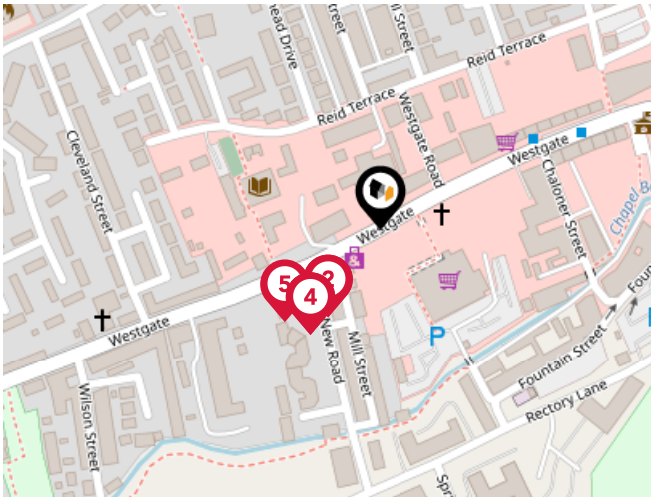


Airports/Helipads

| Pin | Name | Distance |
|-----|--------------------------------------|-------------|
| 1 | Durham Tees Valley Airport | 15.27 miles |
| 2 | Newcastle International Airport | 43.45 miles |
| 3 | Leeds Bradford International Airport | 52.19 miles |
| 4 | Humberside Airport | 71.82 miles |

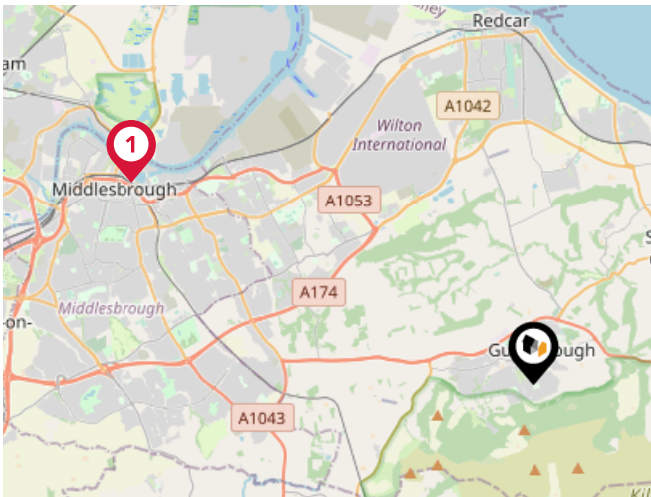
Area

Transport (Local)



Bus Stops/Stations

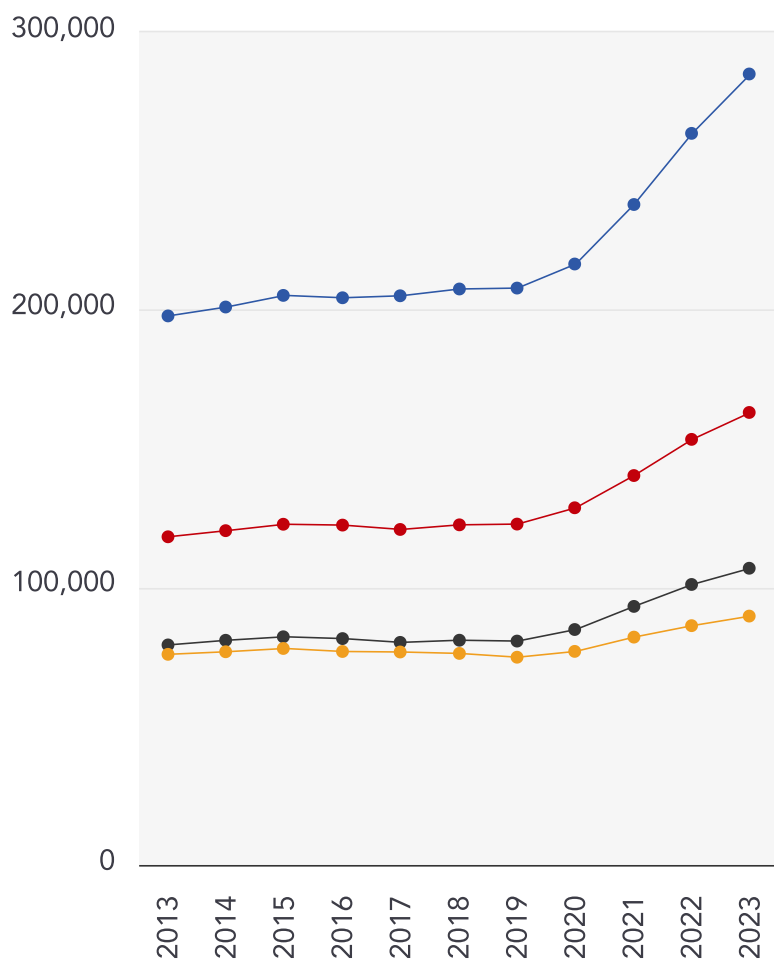
| Pin | Name | Distance |
|-----|---------------|------------|
| 1 | Kemplah House | 0.06 miles |
| 2 | New Road | 0.06 miles |
| 3 | Kemplah House | 0.07 miles |
| 4 | New Road | 0.07 miles |
| 5 | The Ship | 0.07 miles |



Ferry Terminals

| Pin | Name | Distance |
|-----|-------------------------------|------------|
| 1 | Transporter Bridge North Side | 7.73 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!!!



/martincouk



/MartinCoUK



/martinco_uk



/company/martin-&-co

Martin & Co Guisborough

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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