

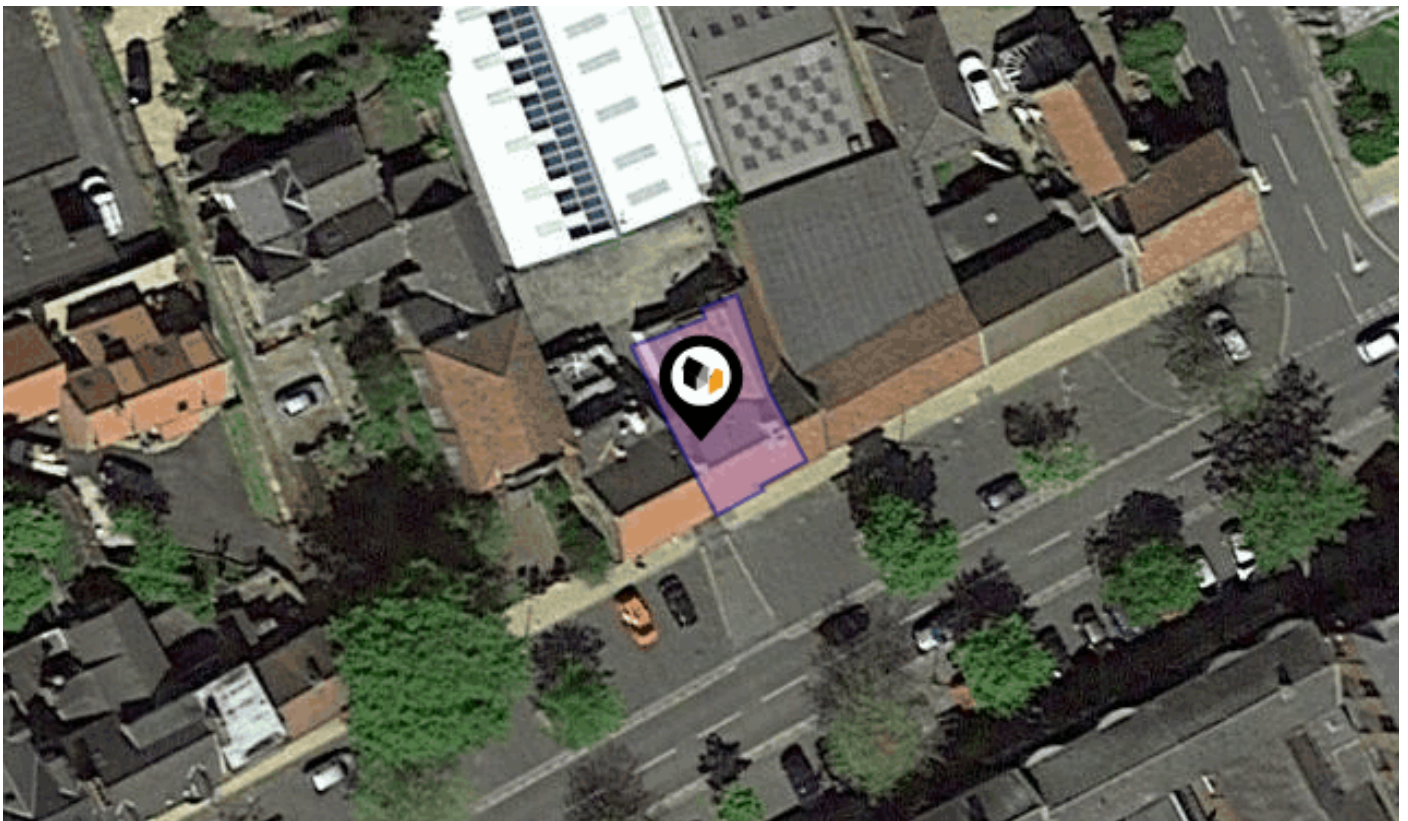


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th June 2023



48, WESTGATE, GUISBOROUGH, TS14

Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

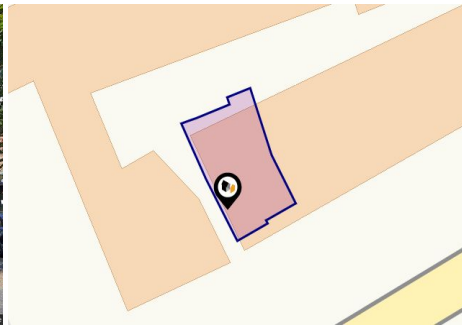
www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/tenants#teamList

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:	10023902356		

Local Area

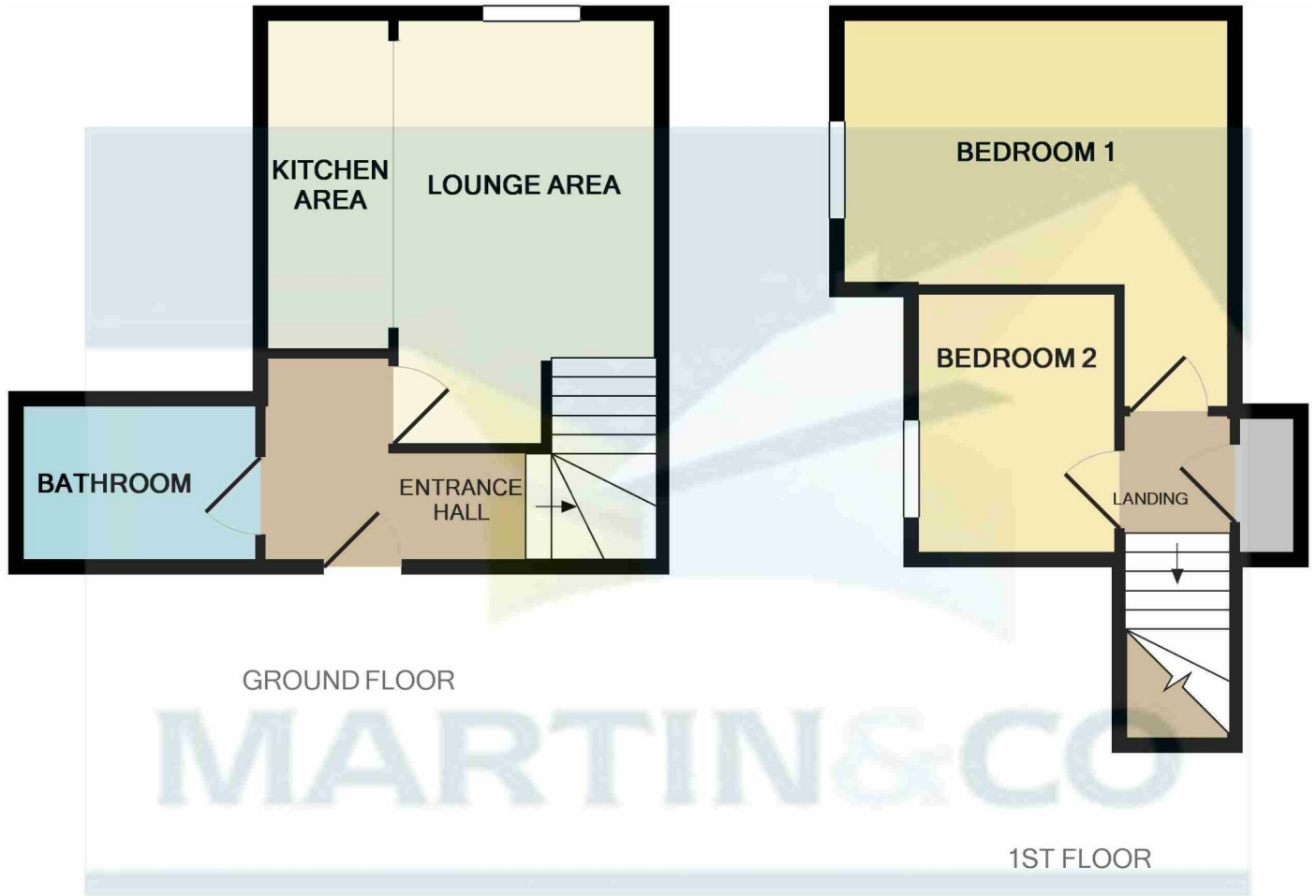
Local Authority:	Redcar And Cleveland
Conservation Area:	Guisborough, Redcar and Cleveland
Flood Risk:	
(Rivers & Seas)	Very Low
(Surface Water)	Very Low

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
Made with Metropix ©2019

48 WESTGATE, GUISBOROUGH, TS14

Energy rating

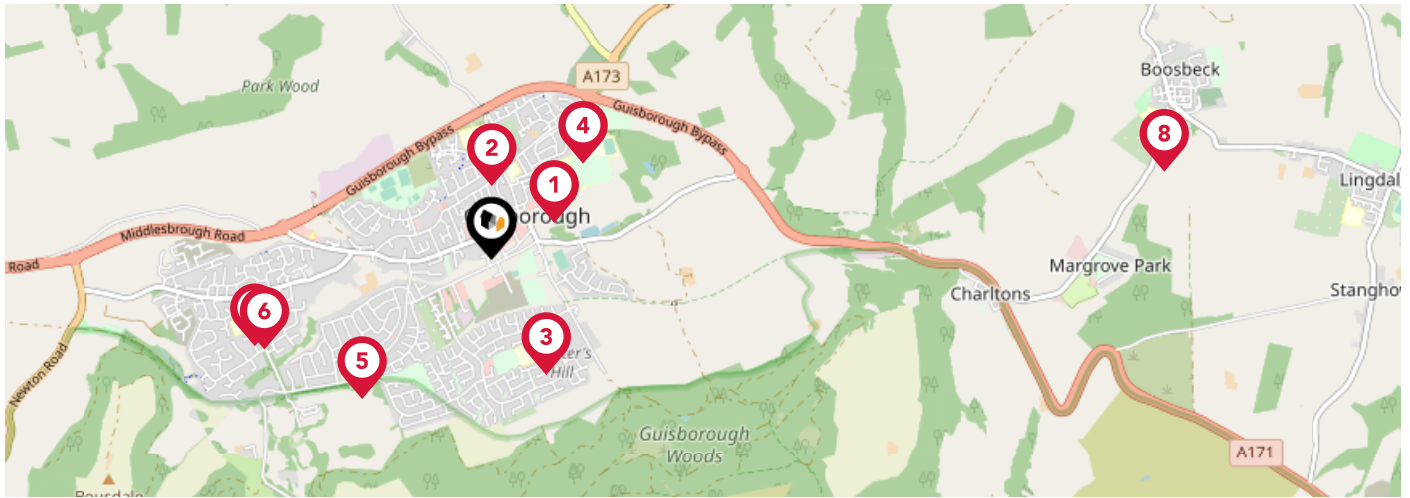
D

Valid until 28.02.2031

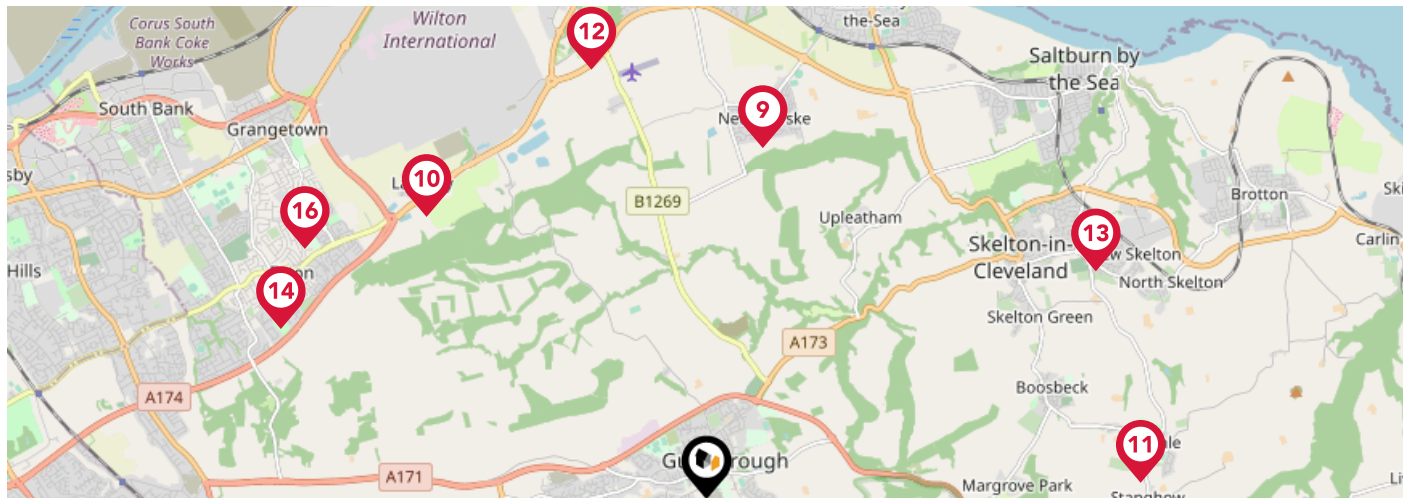
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Rental
Energy Tariff:	Off-peak 7 hour
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	01
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, 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:	No low energy lighting
Floors:	(another dwelling below)
Total Floor Area:	56 m ²



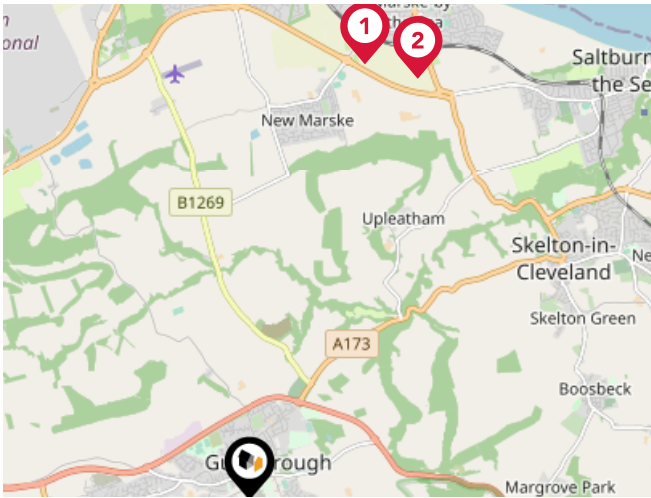
		Nursery	Primary	Secondary	College	Private
1	Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Chaloner Primary School Ofsted Rating: Good Pupils: 244 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	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"/>
4	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"/>
5	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"/>
6	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"/>
7	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"/>
8	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"/>

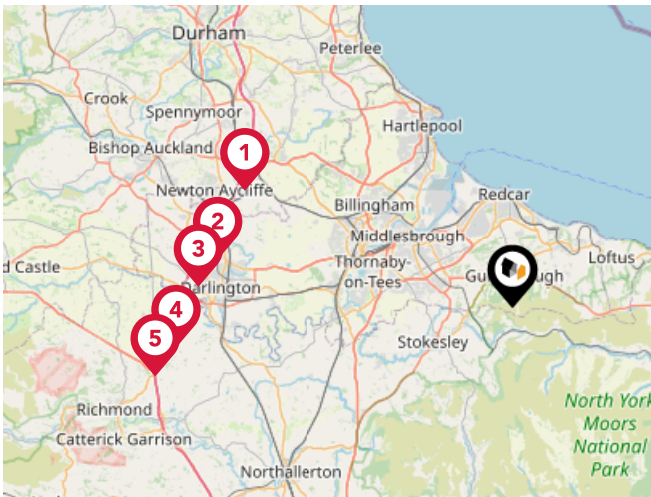
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
	Longbeck Rail Station	3.87 miles
	Marske Rail Station	3.9 miles
	Great Ayton Rail Station	3.97 miles



Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J60	20.03 miles
	A1(M) J59	20.58 miles
	A1(M) J58	21.69 miles
	A1(M) J57	23.26 miles
	A1(M) J56	25.02 miles

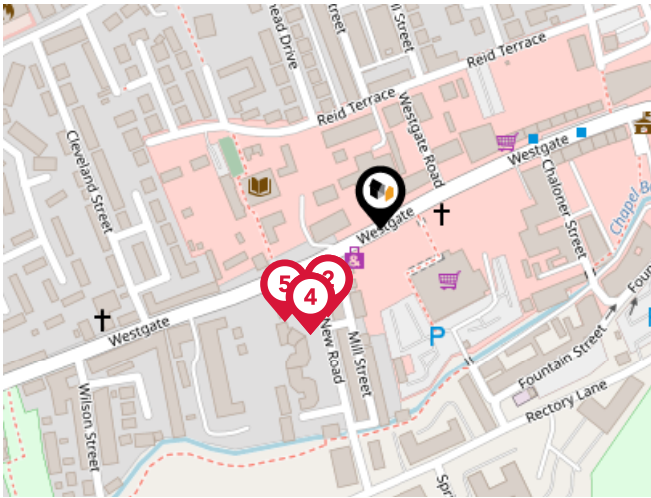


Airports/Helipads

Pin	Name	Distance
	Durham Tees Valley Airport	15.27 miles
	Newcastle International Airport	43.45 miles
	Leeds Bradford International Airport	52.19 miles
	Humberside Airport	71.82 miles

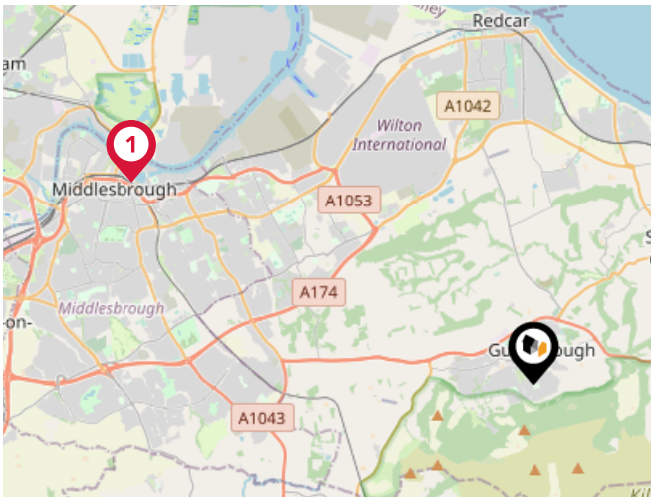
Area

Transport (Local)



Bus Stops/Stations

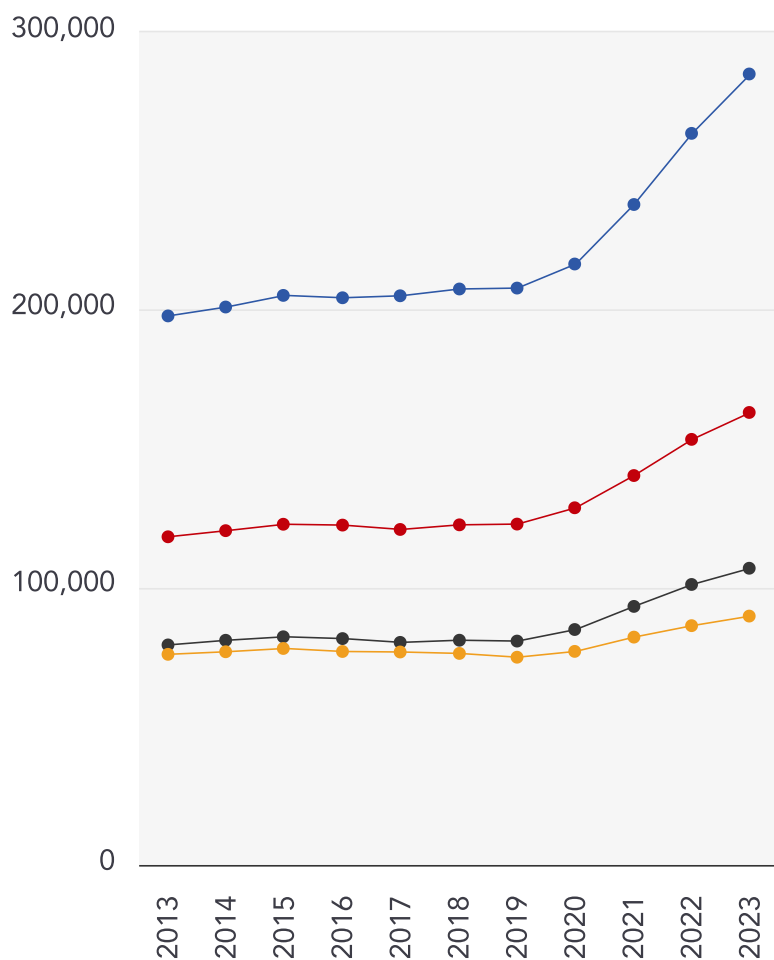
Pin	Name	Distance
1	Kemplah House	0.06 miles
2	New Road	0.06 miles
3	Kemplah House	0.07 miles
4	New Road	0.07 miles
5	The Ship	0.07 miles



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.



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Martin & Co Guisborough

83 Westgate Guisborough North Yorkshire

TS14 6AF

01287 631254

guisborough@martinco.com

www.martinco.com/estate-agents-and-

letting-

agents/branch/guisborough/tenants#teamList



