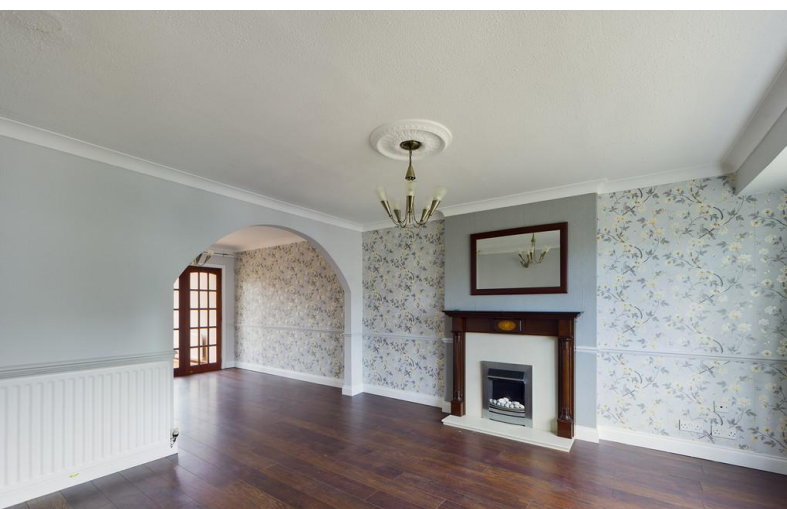


FOR SALE



High Peak, Guisborough

4 Bedrooms, 2 Bathroom, House

£250,000





High Peak, Guisborough

4 Bedrooms, 2 Bathroom

£250,000

- Four Bedrooms
- Enclosed Rear Garden
- 25'7 x 14'4 Living/Dining Room
- Hunters Hill Location
- Excellent Family Home

FULL DESCRIPTION High Peak is located in a popular cul-de-sac located in Hunters Hill situated close to Guisborough Woods. The sale has no chain and is marketed with vacant possession. This property would be a perfect family home having four bedrooms and master bedroom having en-suite facilities. It is close to schools, bus routes and local amenities. EPC: D

Internal floorplan comprises of entrance hallway, open plan living/dining room, good size conservatory, kitchen and utility. The upper level has four bedrooms, bathroom and loft access. Externally: Gardens to the front with garage and parking. The rear enclosed garden has a decking and patio area with part lawn to borders.

INTERNAL

GROUND FLOOR

HALLWAY 7'11 x 5'9 Carpet flooring, 1 x radiator and stairs to upper level.

LIVING ROOM 25'7 x 14'4 1 x double glazed bay window, wall lights, coved ceiling, wood effect flooring, 2 x radiators, archway to dining area, fire and surround.

DINING ROOM Internal doors leading into the conservatory, wood effect flooring, 1 x radiator and coved ceiling.

KITCHEN 10'7 x 8'9 Flooring, part tiled, circular stainless sink and drainer. 1 x double glazed rear window, spot lights, internal door leading to the utility room, rang of wall and base units.

UTILITY ROOM 8'1 x 8'3 1 x rear door, 1 x rear double glazed window, storage cupboard, shelving, flooring and worktops.





Sun Room 9'3 x 17'0 Flooring, ceiling light and doors leading out to the garden.

UPPER LEVEL

LANDING Carpet flooring, loft access and 1 x radiator.

BATHROOM 5'6 x 8'9 Tiled flooring, heated towel rail, wash hand basin, w/c spot lights, extractor fan and double glazed rear window.

BEDROOM 16'8 x 8'4 1 x front double glazed window and 1 x side window. Carpet flooring, loft access and door to en-suite.

ENSUITE 5'2 x 8'2 W/c, wash hand basin, 1 x rear double glazed window, 1 x radiator, storage cupboard and shower cubicle.

BEDROOM 11'8 x 9'8 1 x front double glazed front window, 1 x radiator, carpet flooring, fitted robes and

spot lights.

BEDROOM 6'3 x 7'5 1 x front double glazed window, carpet flooring and 1 x radiator.

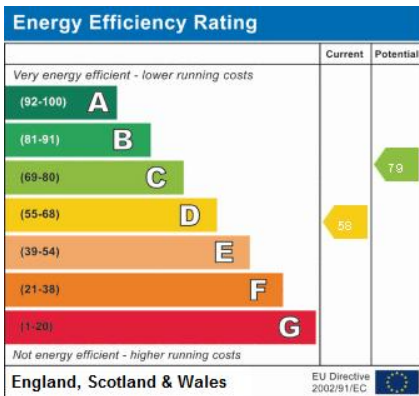
BEDROOM 9'8 x 8'6 1 x rear double glazed window, storage, carpet flooring and 1 x radiator.

GARAGE Power and lighting

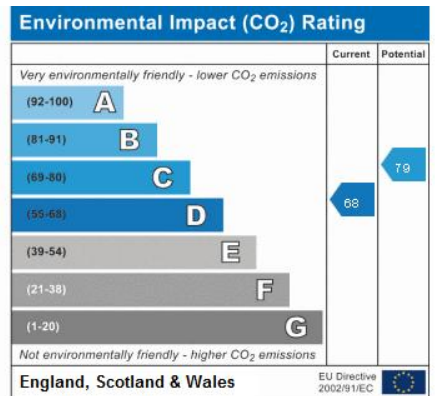
EXTERNAL Driveway

Enclosed rear garden, lawn to borders, decking and patio area.

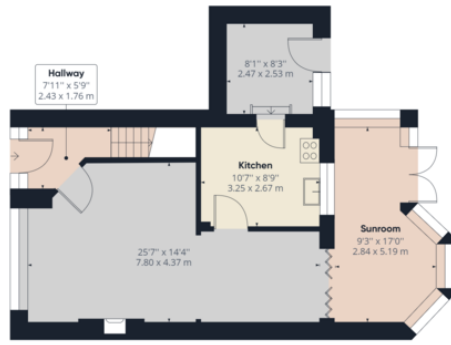




Reference:
High Street







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 1189.84 ft²
 110.54 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

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.