

**SOLD STC**



**Church Drive, Boosbeck**

**2 Bedrooms, 1 Bathroom, Detached Bungalow**

**Offers In Excess Of £190,000**

  
**MARTIN&CO**





## Church Drive, Boosbeck

2 Bedrooms, 1 Bathroom

Offers In Excess Of £190,000

- 2 - 5 Bedrooms
- 2 Additional Bedrooms With Ensuite Facility
- En-suite Facilities Upper Level
- Huge Potential
- Fitted Kitchen

FULL DESCRIPTION Martin & Co Guisborough is excited to offer to the market this detached bungalow with massive development opportunity. It is located in the perfect tranquil settings on Church Drive, which is close to Boosbeck, Lingdale, Margrove Park and is on route to the popular Whitby and Saltburn. Bally Holme has HUGE potential having two to three bedrooms on the ground floor and three extra rooms on the upper level. Both gardens are generous in size and the rear garden has a garage with electric door, 2 x sheds and gated side entrance. The property really needs to be viewed to appreciate its size, location and is advertised with vacant possession/chain free. The floorplan comprises of entrance hall, living area, dining area, fitted kitchen with electric oven and hob. Bathroom and two/three further bedrooms are situated on the ground floor. The upper level has three separate rooms, one having ensuite facilities and plenty of storage. Externally: Beautiful surroundings, St Aidans Church located to the top of Church Drive, solar panels to the property and both gardens are mainly lawn with a selection of trees, shrub's, bushes and patio seating area.



### INTERNAL

#### GROUND FLOOR

PORCH 1 x radiator, coved ceiling, internal door to stairs and 1 x front upvc door and flooring.

HALLWAY 1 x radiator, 2 x storage cupboards and carpet flooring.

LIVING ROOM 16'11 x 10'11 1 x radiator, carpet flooring, wall lights, 1 x side double glazed window and 1 x front double glazed window.

KITCHEN 11'4 x 8'5 Heated towel rail, tiled flooring,



one and half stainless-steel sink and drainer. 1 x rear double glazed window, electric hob and oven. Extractor fan, range of wall and base units.

**BEDROOM/DINING** 8'6 x 8'6 1 x radiator, 2 x rear double glazed windows, carpet flooring and coved ceiling.

**BEDROOM** 14'8 x 8'10 1 x radiator, coved ceiling, carpet flooring and 1 x front double glazed window.

**BEDROOM** 8'9 x 10'9 1 x radiator, carpet flooring, coved ceiling and 1 x rear double glazed window.

**BATHROOM** 10'3 x 7'5 1 x radiator, tiled flooring, bath, wash hand basin, w/c, shower cubicle, extractor fan and 1 x rear double glazed window.

**LOBBY** 2'11 x 9'8 1 x UPVC double glazed front door, 1 x rear UPVC double glazed door and flooring.

**UPPER LEVEL**

**LOFT ROOM** 17'2 x 9'3 2 x double glazed skyline windows, 1 x side double glazed window, carpet flooring, wall light and storage cupboards.

**ENSUITE/LOFT ROOM** 11'5 x 8'9 w/c, wash hand basin, part tiled/carpet flooring, storage cupboards, 1 x front double glazed window and 1 x rear double glazed window.

**LOFT ROOM** 10'7 x 8'10 1 x side double glazed window, 1 x front double glazed skyline window, 1 x rear double glazed skyline window, storage cupboards and an IDEAL gas boiler.

**EXTERNAL** Solar Panels, patio area to the front and rear of the property, lawn, trees, shrubs and bushes. Electric garage, two sheds, side access gates and driveway.







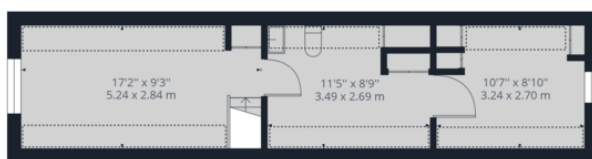
### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		





Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1142.00 ft<sup>2</sup>  
106.10 m<sup>2</sup>

**Reduced headroom**

103.42 ft<sup>2</sup>  
9.61 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

**Martin & Co Guisborough**

83 Westgate • • Guisborough • TS14 6AF

T: 01287 631254 • E: Guisborough@martinco.com <http://www.martinco.com>

**01287 631254**



**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.

