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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Wednesday 14<sup>th</sup> June 2023**



## **MONTAGUS HARRIER, 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

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£199
<b>Bedrooms:</b>	3	<b>Tenure:</b>	Freehold
<b>Floor Area:</b>	764 ft <sup>2</sup> / 71 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	1967-1975		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,878		
<b>Title Number:</b>	CE75008		
<b>UPRN:</b>	100110039985		

## Local Area

<b>Local Authority:</b>	Redcar And Cleveland
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

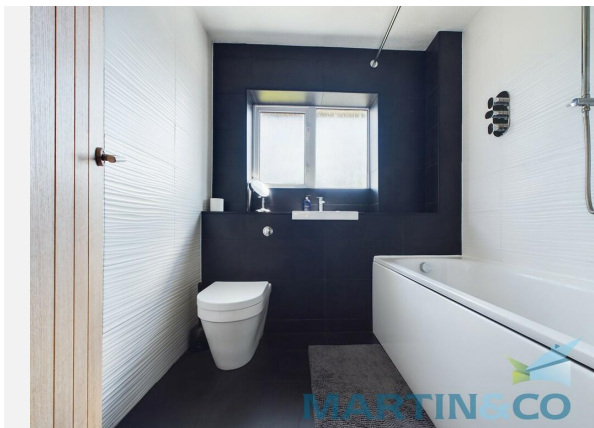
<b>8</b> mb/s	<b>69</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



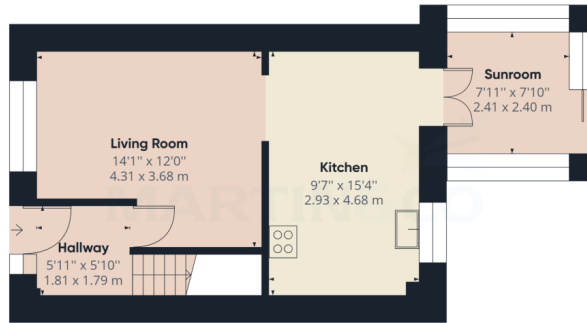
### Satellite/Fibre TV Availability:



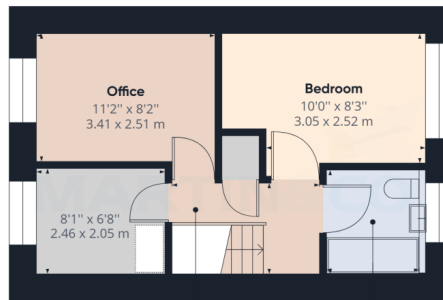




## MONTAGUS HARRIER, GUISBOROUGH, TS14



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
761.31 ft<sup>2</sup>  
70.73 m<sup>2</sup>

(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

Montagus Harrier, TS14

Energy rating

# E

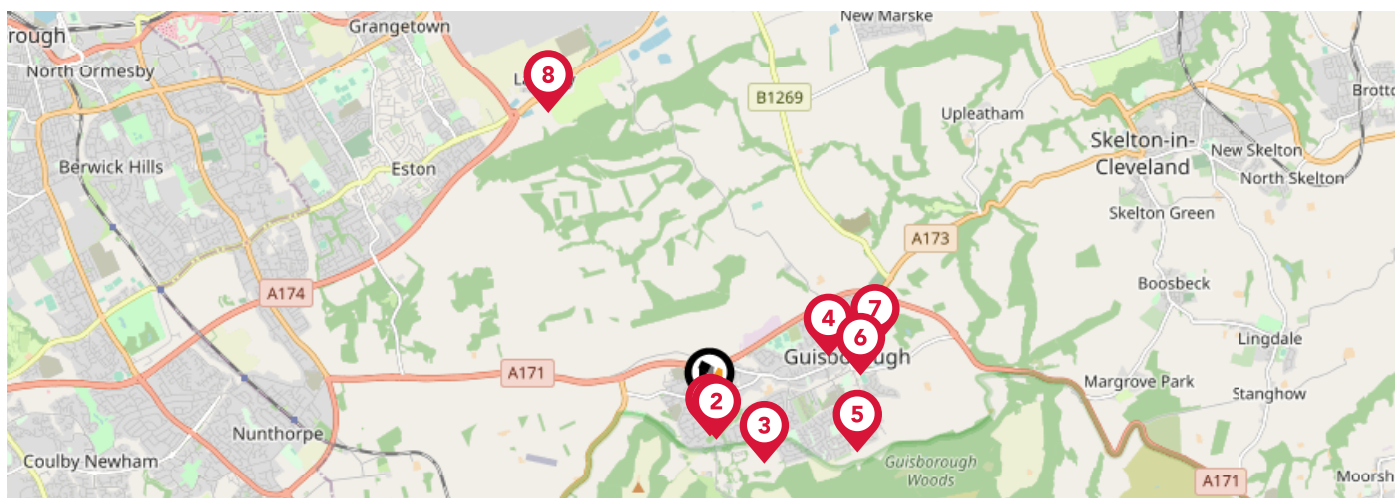
Valid until 10.11.2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

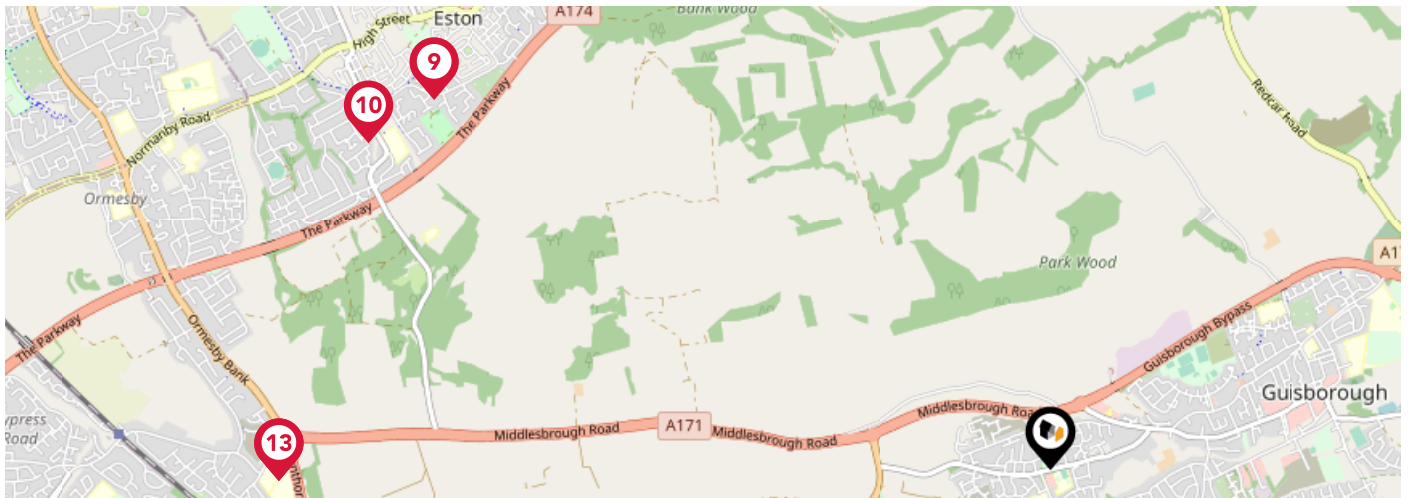
### Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	None of the above
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	1
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, no room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in 44% of fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	71 m <sup>2</sup>





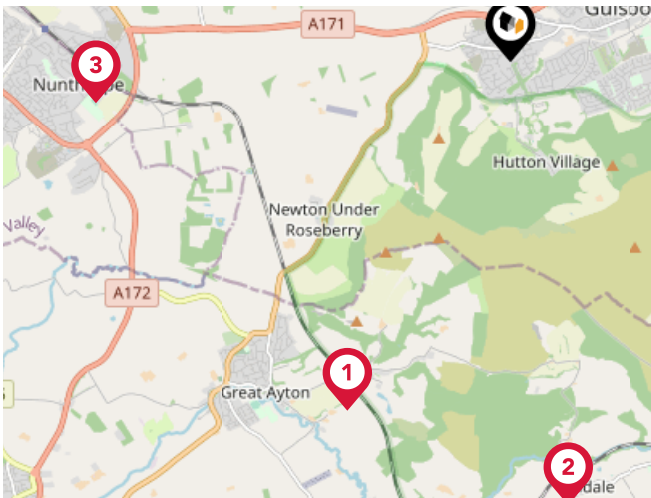
		Nursery	Primary	Secondary	College	Private
	<b>Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 231   Distance:0.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Galley Hill Primary School</b> Ofsted Rating: Good   Pupils: 265   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highcliffe Primary School</b> Ofsted Rating: Good   Pupils: 395   Distance:0.65	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Chaloner Primary School</b> Ofsted Rating: Good   Pupils: 244   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Belmont Primary School</b> Ofsted Rating: Good   Pupils: 389   Distance:1.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Prior Pursglove and Stockton Sixth Form College</b> Ofsted Rating: Good   Pupils:0   Distance:1.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Laurence Jackson School</b> Ofsted Rating: Inadequate   Pupils:0   Distance:1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilton Primary Academy</b> Ofsted Rating: Good   Pupils: 58   Distance:2.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>Bankfields Primary School</b> Ofsted Rating: Good   Pupils: 312   Distance:3.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Normanby Primary School</b> Ofsted Rating: Good   Pupils: 571   Distance:3.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Roseberry Academy</b> Ofsted Rating: Good   Pupils: 229   Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nunthorpe Primary Academy</b> Ofsted Rating: Outstanding   Pupils: 240   Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Nunthorpe Academy</b> Ofsted Rating: Good   Pupils: 1592   Distance:3.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Whale Hill Primary School</b> Ofsted Rating: Good   Pupils: 565   Distance:3.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Marske Primary School</b> Ofsted Rating: Good   Pupils: 261   Distance:3.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Caedmon Primary School</b> Ofsted Rating: Good   Pupils: 349   Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

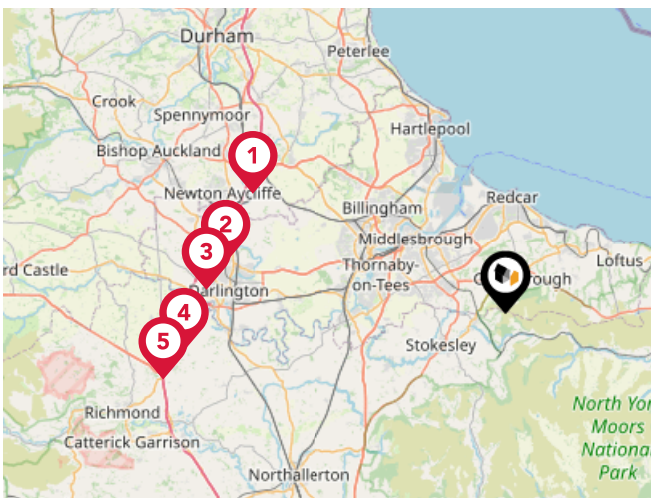
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
	Great Ayton Rail Station	3.32 miles
	Kildale Rail Station	3.85 miles
	Nunthorpe Rail Station	3.59 miles



### Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J60	19.16 miles
	A1(M) J59	19.6 miles
	A1(M) J58	20.68 miles
	A1(M) J57	22.23 miles
	A1(M) J56	23.99 miles

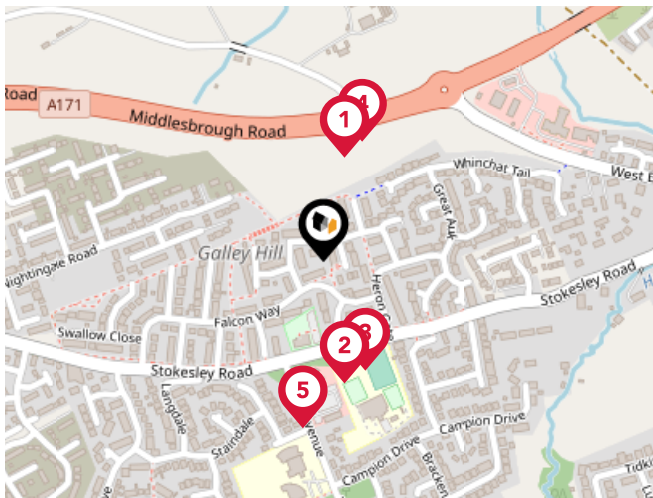


### Airports/Helipads

Pin	Name	Distance
	Durham Tees Valley Airport	14.24 miles
	Newcastle International Airport	42.97 miles
	Leeds Bradford International Airport	51.58 miles
	Humberside Airport	72.11 miles

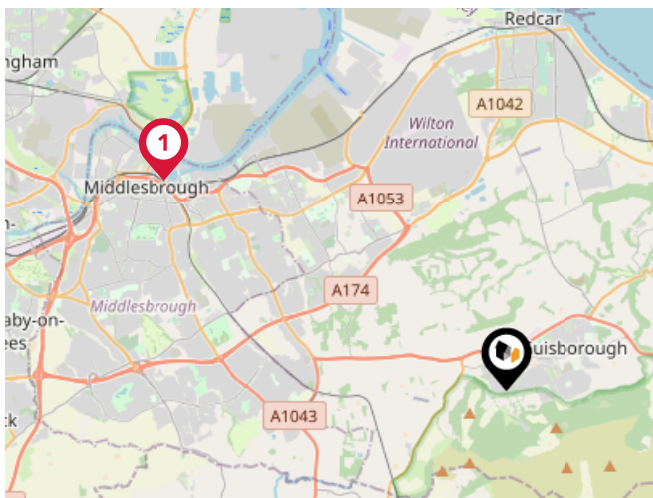
# Area

## Transport (Local)



### Bus Stops/Stations

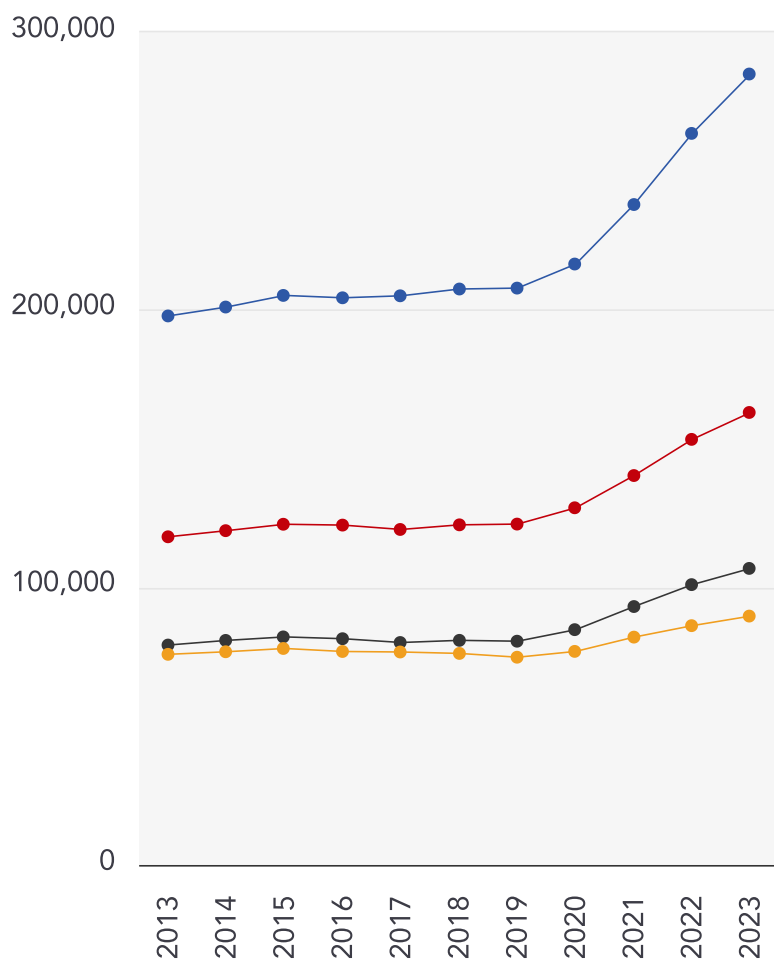
Pin	Name	Distance
1	Woodhouse Roundabout	0.11 miles
2	Heron Gate	0.13 miles
3	Heron Gate	0.13 miles
4	Woodhouse Roundabout	0.14 miles
5	The Voyager	0.18 miles



### Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	6.9 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

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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

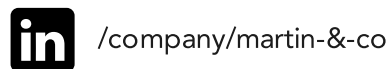


Very professional team. Moving into our new home was amazing thanks to them.

### 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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## Important - Please Read

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# Martin & Co Guisborough

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