

FOR SALE



Harris Walk, Guisborough

2 Bedrooms, 1 Bathroom, Mid Terraced House

Guide Price £120,000



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- CONSERVATORY/ENTRANCE HALL
- LOUNGE
- KITCHEN/DINER
- 2 DOUBLE BEDROOMS
- STUDY/STORAGE AREA



FULL DESCRIPTION Martin & Co Guisborough is excited to offer for sale this well presented two bedroom property located on the popular Dorset Road Estate, Guisborough. Ideally positioned close to local amenities, bus routes and a variety of schools, the property is also in walking distance of Guisborough Town Centre. Briefly comprising of: Conservatory, Hallway Lounge, Kitchen Diner, Two Double bedrooms and a Family Bathroom.

Externally the property benefits from front and rear gardens. On Street Parking available on Dorset Road. Offered with or without tenant in situ, the property is currently let on month by month contract with a rental income of £575pcm. Call Martin and Co to arrange a viewing.

INTERNALLY

GROUND FLOOR

ENTRANCE HALL/CONSERVATORY 6' 5" x 17' 11" (1.97m x 5.48m) To Front Aspect. uPVC Conservatory. With double panelled central heating radiator and laminate flooring. uPVC door to the front garden.

HALLWAY 11' 2" x 5' 10" (3.42m x 1.79m) Central heating radiator, carpet flooring and stairs leading to the first floor.

LOUNGE 13' 4" x 11' 9" (4.07m x 3.6m) To front aspect. Inset lighting, wall mounted electric fire, carpet flooring, central heating radiator and uPVC window.

KITCHEN/DINER 10' 1" x 10' 11" (3.08m x 3.33m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, extractor hood, vinyl tile flooring, inset lighting, central heating radiator, uPVC



window and uPVC door.

EXTERNALLY

FIRST FLOOR

LANDING 9' 0" x 8' 9" (2.75m x 2.67m) With study/snug area, Velux window, carpet flooring and loft access to boarded loft space.

GARDENS The front garden has raised decking and pebbled areas with pathway. The rear garden is mainly laid to lawn.

PARKING Parking bays closeby.

BEDROOM TWO 9' 0" x 8' 11" (2.76m x 2.72m) To front aspect. Inset lighting, central heating radiator, carpet flooring and uPVC window.

BEDROOM ONE 14' 2" x 9' 0" (4.32m x 2.76m) To front aspect. Inset lighting, central heating radiator, carpet flooring and uPVC window.

BATHROOM 5' 6" x 8' 9" (1.70m x 2.68m) Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, bath with tiled bath panel and shower over, glazed side screen, Velux window and tiled flooring.

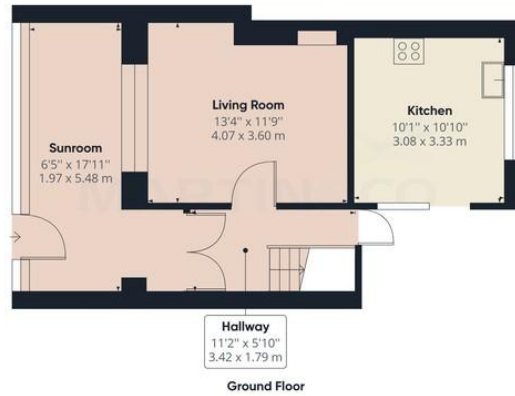




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		





Ground Floor

Approximate total area⁽¹⁾

827.13 ft²
76.84 m²

Reduced headroom

29.50 ft²
2.74 m²

(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



Floor 1

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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.