

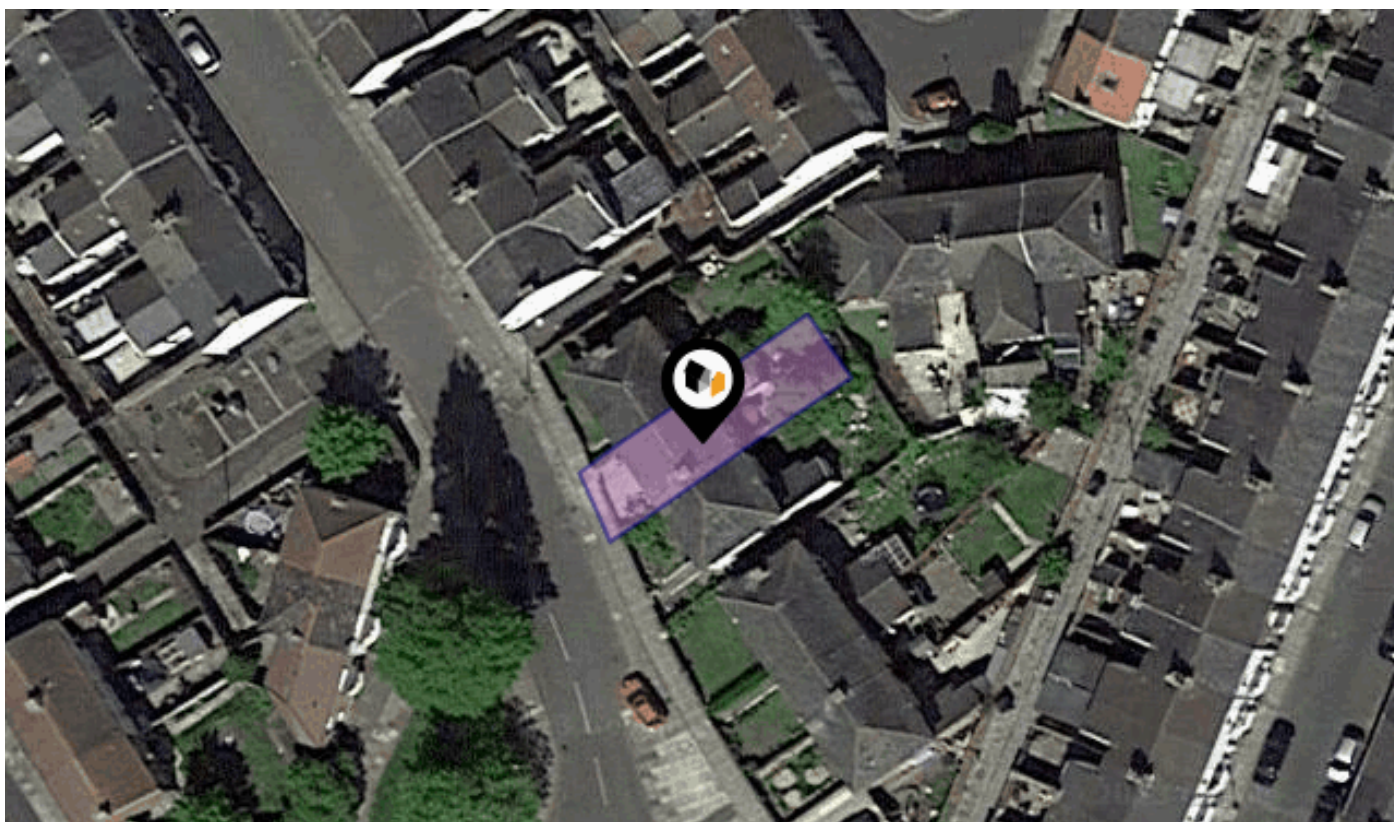


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 17th November 2023



LAYCOCK STREET, MIDDLESBROUGH, TS1

Martin & Co Guisborough

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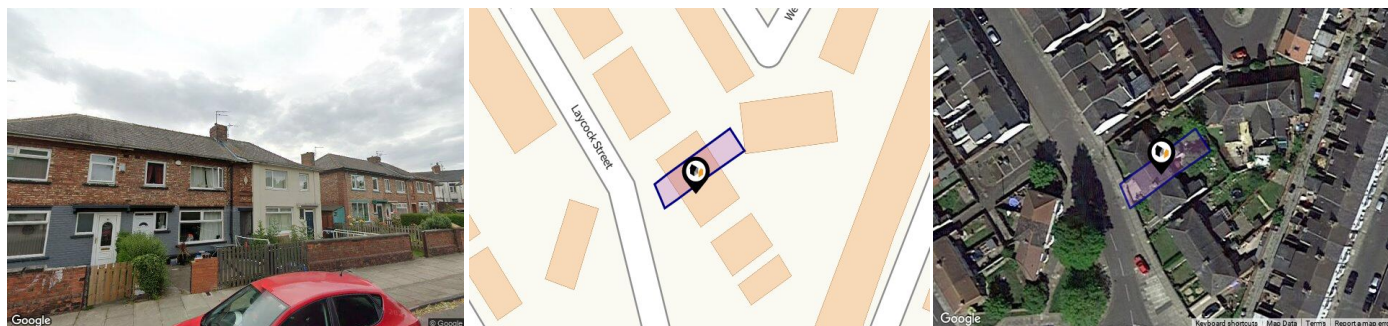


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

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

Type:	Terraced	Last Sold £/ft²:	£91
Bedrooms:	3	Tenure:	Freehold
Floor Area:	721 ft ² / 67 m ²		
Plot Area:	0.03 acres		
Year Built :	1950-1966		
Council Tax :	Band A		
Annual Estimate:	£1,445		
Title Number:	TES4140		
UPRN:	100110120554		

Local Area

Local Authority:	Middlesbrough
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



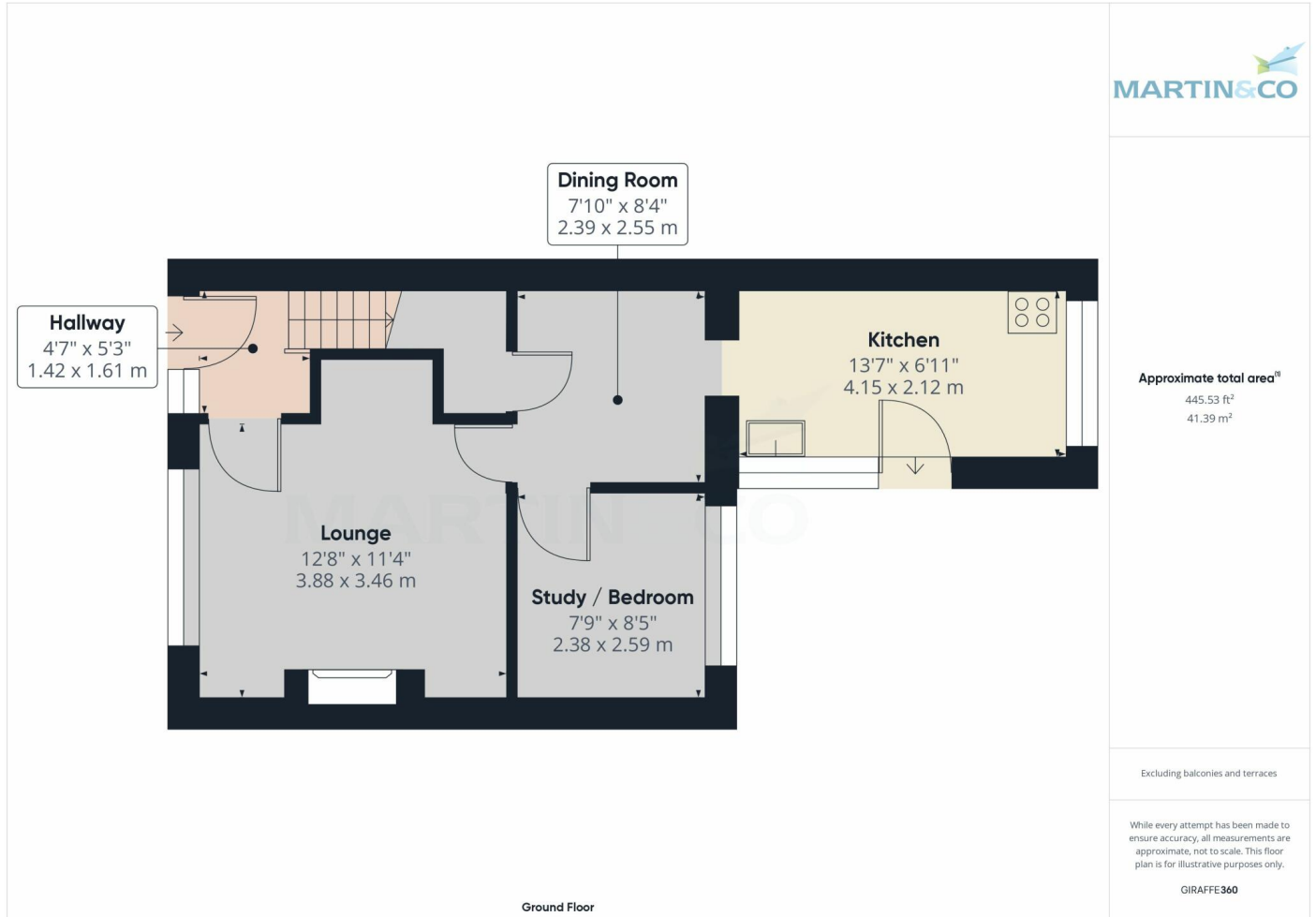




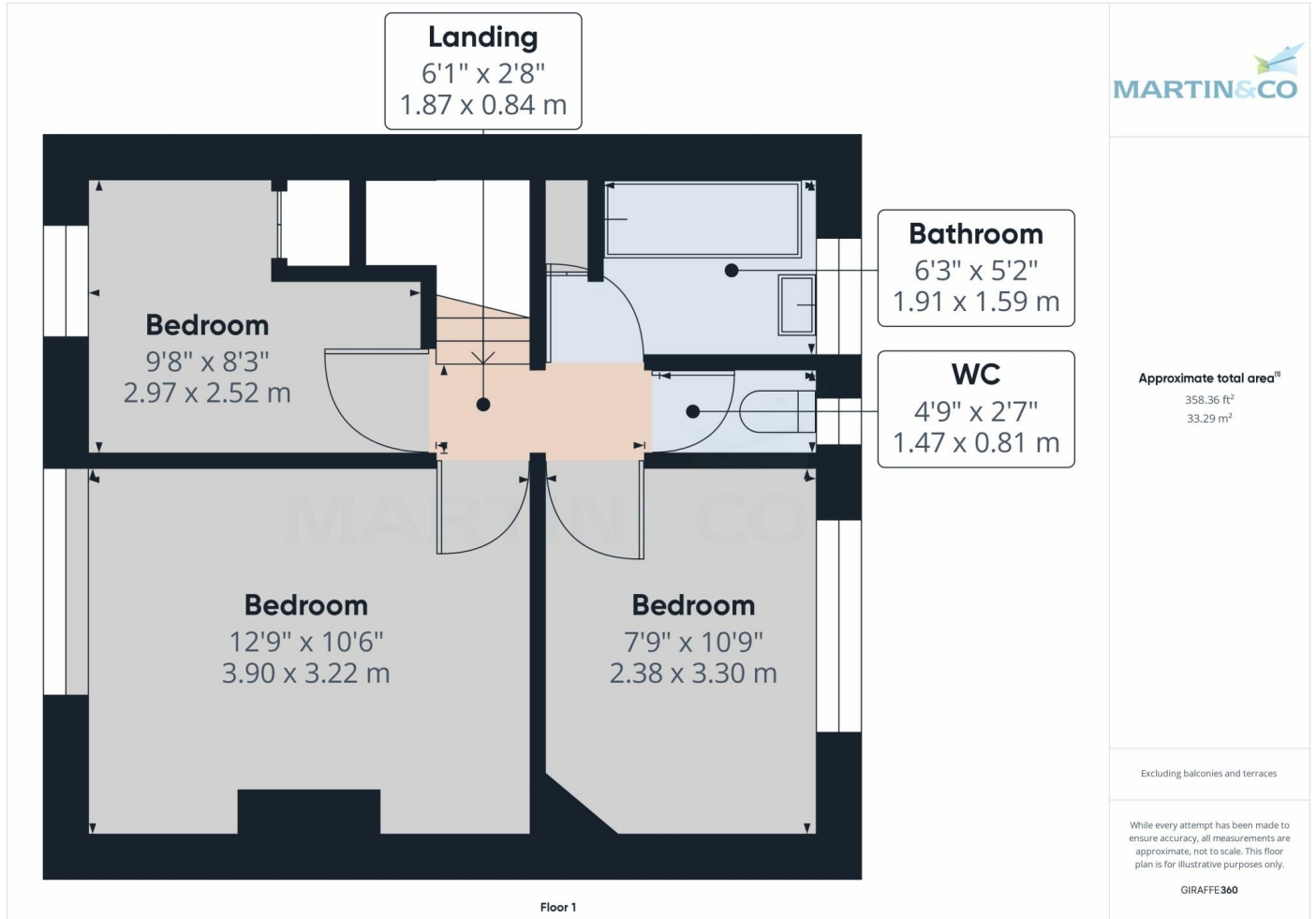
LAYCOCK STREET, MIDDLESBROUGH, TS1



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LAYCOCK STREET, MIDDLESBROUGH, TS1



Laycock Street, TS1

Energy rating

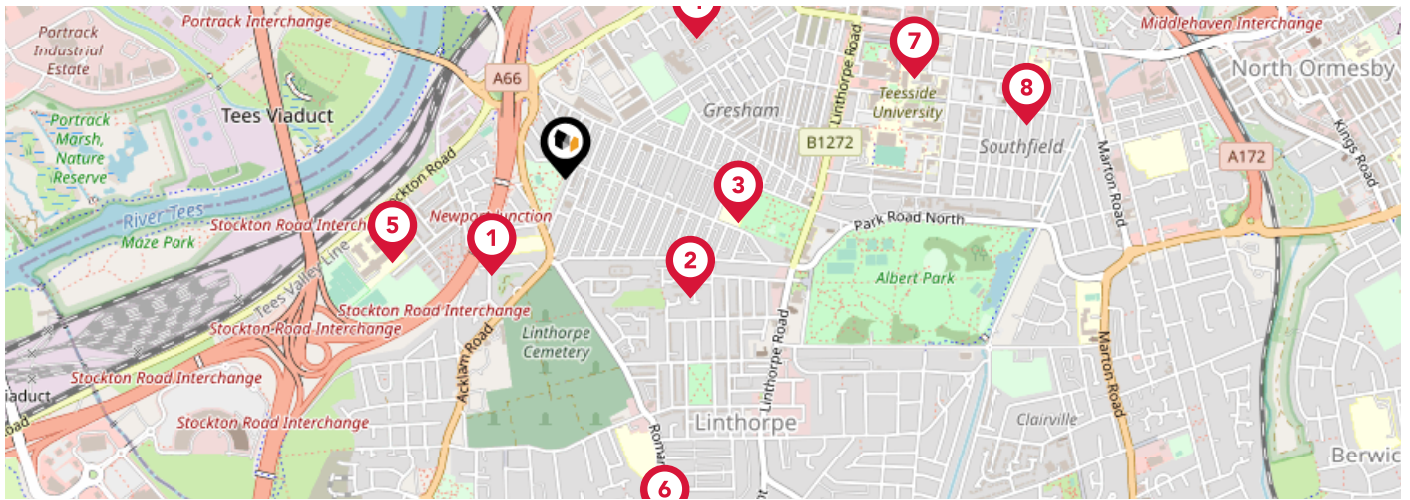
E

Valid until 16.06.2025

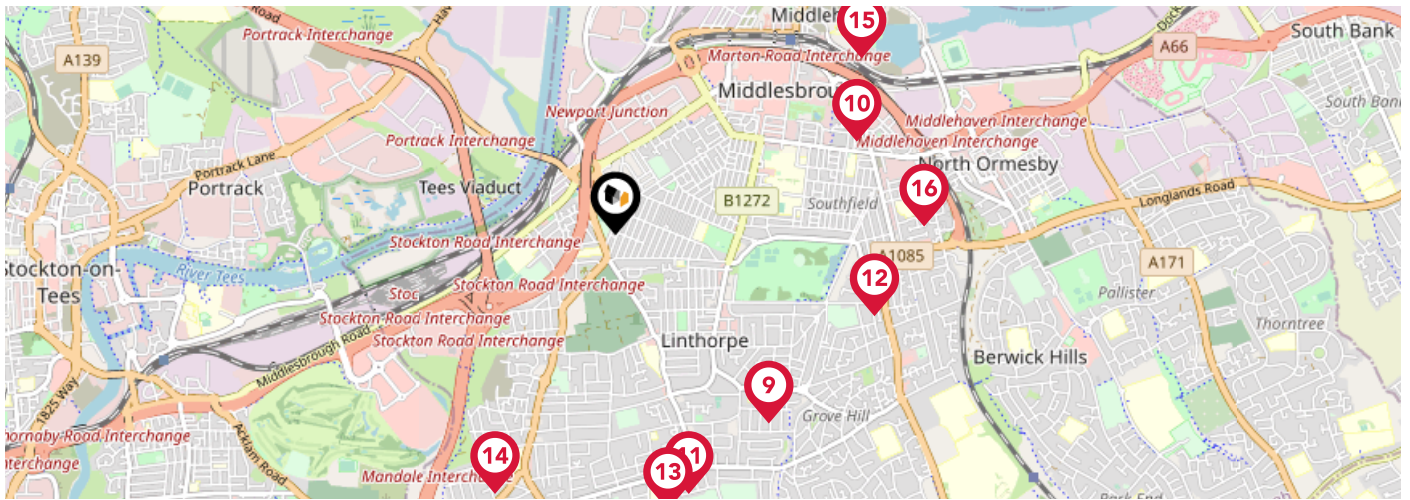
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	None of the above
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	67 m ²



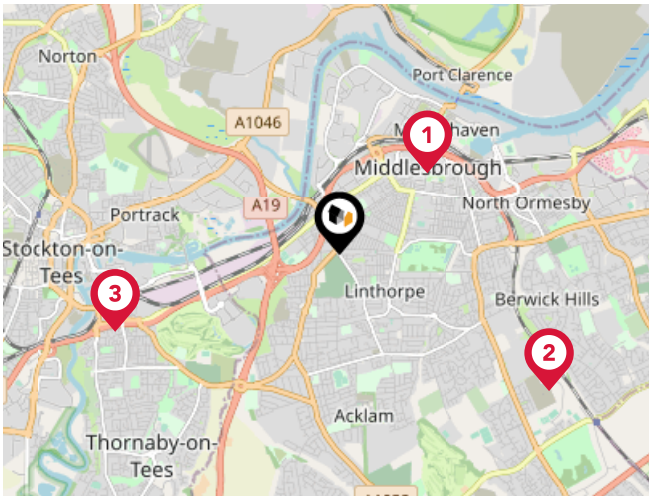
		Nursery	Primary	Secondary	College	Private
1	Archibald Primary School Ofsted Rating: Good Pupils: 510 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Sacred Heart Primary School Ofsted Rating: Good Pupils: 317 Distance:0.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Ayresome Primary School Ofsted Rating: Requires Improvement Pupils: 793 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Newport Primary School Ofsted Rating: Good Pupils: 351 Distance:0.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Macmillan Academy Ofsted Rating: Good Pupils: 1554 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Linthorpe Community Primary School Ofsted Rating: Good Pupils: 727 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Teesside University Ofsted Rating: Outstanding Pupils:0 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abingdon Primary School Ofsted Rating: Good Pupils: 589 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	St Edward's Catholic Primary School Ofsted Rating: Outstanding Pupils: 428 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Outwood Academy Riverside Ofsted Rating: Not Rated Pupils:0 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Northern School of Art Ofsted Rating: Outstanding Pupils:0 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Joseph's Catholic Primary School Ofsted Rating: Good Pupils: 360 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Green Lane Primary Academy Ofsted Rating: Good Pupils: 707 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whinney Banks Primary School Ofsted Rating: Good Pupils: 491 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Middlesbrough College Ofsted Rating: Good Pupils:0 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Breckon Hill Primary School Ofsted Rating: Good Pupils: 601 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

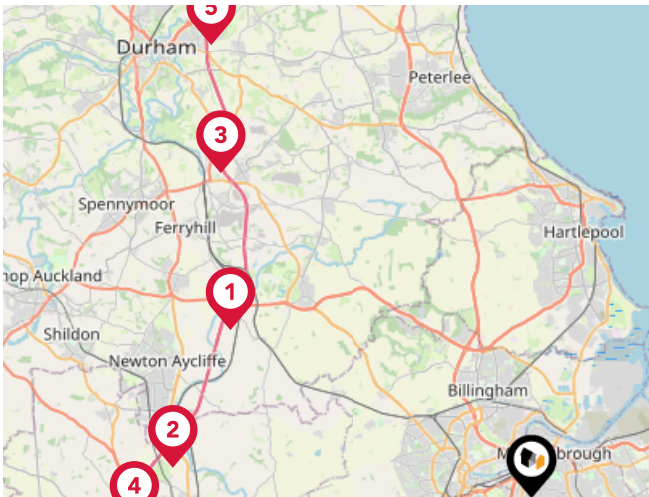
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Middlesbrough Rail Station	1.03 miles
2	James Cook Rail Station	2.14 miles
3	Thornaby Rail Station	2.04 miles



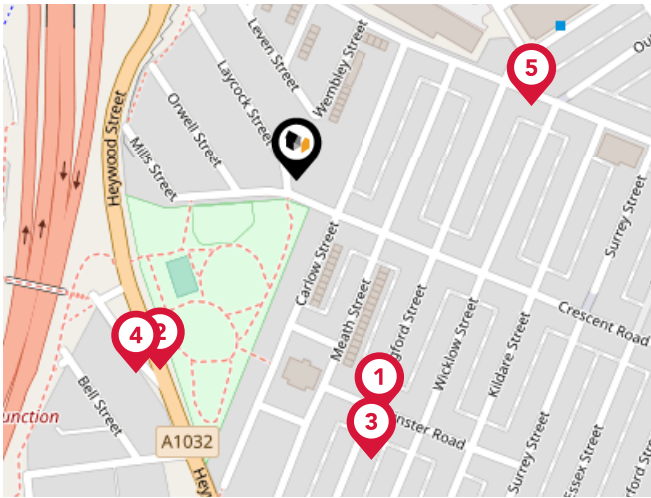
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	11.86 miles
2	A1(M) J59	12.39 miles
3	A1(M) J61	15.45 miles
4	A1(M) J58	13.7 miles
5	A1(M) J62	19.05 miles



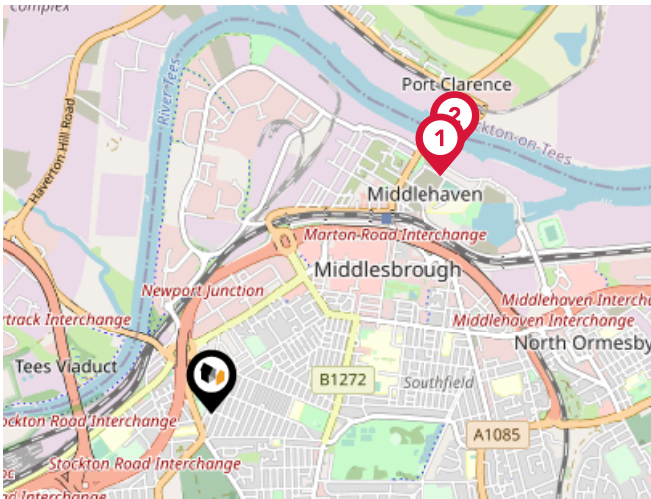
Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	8.25 miles
2	Newcastle International Airport	37.15 miles
3	Leeds Bradford International Airport	51.15 miles
4	Robin Hood Doncaster Sheffield Airport	75.57 miles



Bus Stops/Stations

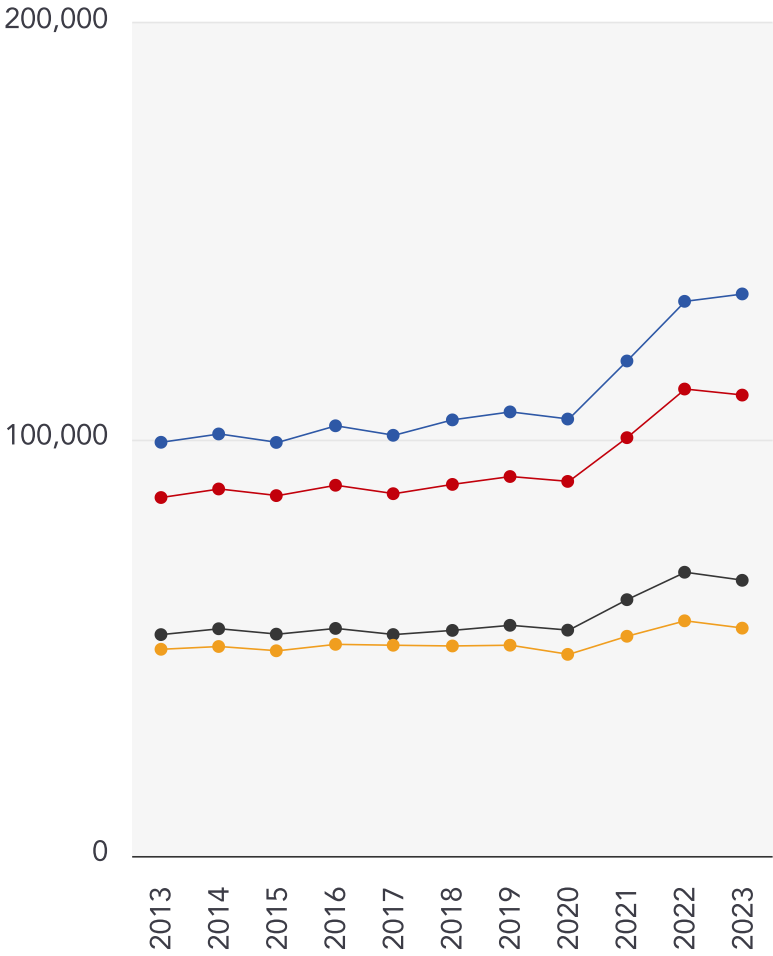
Pin	Name	Distance
1	Leinster Road	0.13 miles
2	Ayresome Grange Road	0.12 miles
3	Leinster Road	0.15 miles
4	Ayresome Grange Road	0.13 miles
5	Parliament Road	0.13 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge South Side	1.42 miles
2	Transporter Bridge North Side	1.53 miles

10 Year History of Average House Prices by Property Type in TS1



Detached

+35.86%

Semi-Detached

+28.58%

Terraced

+24.53%

Flat

+10.23%



Martin & Co Guisborough

Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Financial Services

Need a Mortgage?

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Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

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

Important - Please Read

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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.



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