

FOR SALE



Catherine Street, Lingdale

2 Bedrooms, 1 Bathroom, Mid Terraced House

£100,000


MARTIN&CO



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2 Bedrooms, 1 Bathroom

£100,000

- Holiday Let Potential
- No Onward Chain
- Upgraded Kitchen
- Great Size Bedrooms
- Modern Decor Throughout

FULL DESCRIPTION This charming 2 bedroom mid terrace property in Lingdale is the perfect opportunity for those seeking a cozy and well-maintained home. The property boasts 2 bedrooms and 1 bathroom, ideal for small families or couples looking to downsize.

The upgraded kitchen is a standout feature of this property, offering ample storage space for all your cooking needs. The open plan lounge diner creates a light and airy atmosphere, perfect for entertaining guests or relaxing after a long day.

Located in a peaceful neighborhood with convenient access to parks, this property is ideal for those who enjoy outdoor activities and leisurely walks. The property is currently being used as a holiday rental, making it a great investment opportunity for those looking to generate additional rental income.

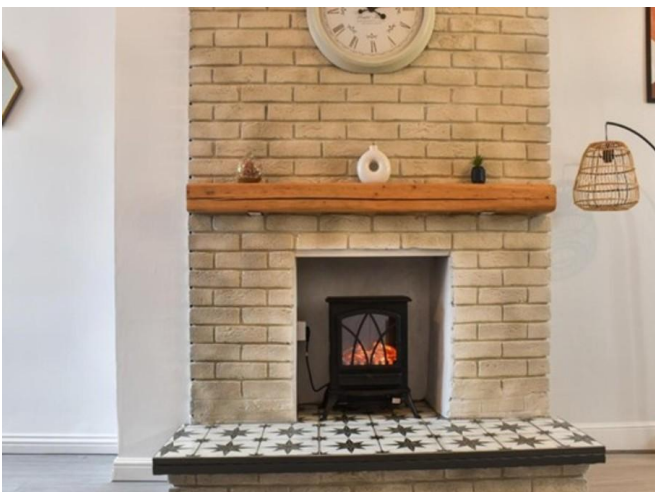
Don't miss out on this fantastic opportunity to own a beautiful property in Lingdale. Contact us today to schedule a viewing and make this house your new home.

INTERNALLY

GROUND FLOOR

HALLWAY uPVC entrance door, dado, double panelled central heating radiator, vinyl flooring and stairs leading to the first floor.

OPEN PLAN LOUNGE/DINER To front & rear aspects. Ceiling cornice, textured ceiling, brick fire surround with wood mantelpiece and tiled hearth incorporating electric stove, laminate flooring, wood panelled feature wall, two central heating radiators, understairs storage cupboard and uPVC window overlooking rear yard and bay window to the front of the property.





KITCHEN To rear aspect. Range of wall, base and drawer units with dark fascias with contrasting white laminate work surfaces, stainless steel inset sink unit, mixer tap, tiled splash backs, ceramic hob, electric oven, stainless steel extractor hood, space for fridge freezer, space for dishwasher, space for washing machine, concealed wall mounted Main gas central heating boiler, vinyl flooring and uPVC window.

LOBBY uPVC door leading to rear yard, designer central heating radiator, vinyl flooring and pantry cupboard.

SHOWER ROOM Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed corner shower cubical with Bristan shower over, ceiling cornice, extractor, tiled flooring, heated towel rail and uPVC window.

FIRST FLOOR

LANDING With uPVC window, carpet flooring and loft access hatch.

BEDROOM To front aspect. Feature wood panelled wall with shelf, textured ceiling, carpet flooring, central heating radiator and uPVC window.

BEDROOM To rear aspect. Ceiling cornice, textured ceiling, central heating radiator, carpet flooring and uPVC window.

EXTERNALLY

REAR YARD To the rear of the property there is a paved rear yard with gate to rear alley and outside tap.

PLEASE NOTE This property is currently being used by the present owners as a successful holiday let. The owners having loving renovated and equipped the property and has a ready income of approximately £15,000 per annum on a holiday let basis.

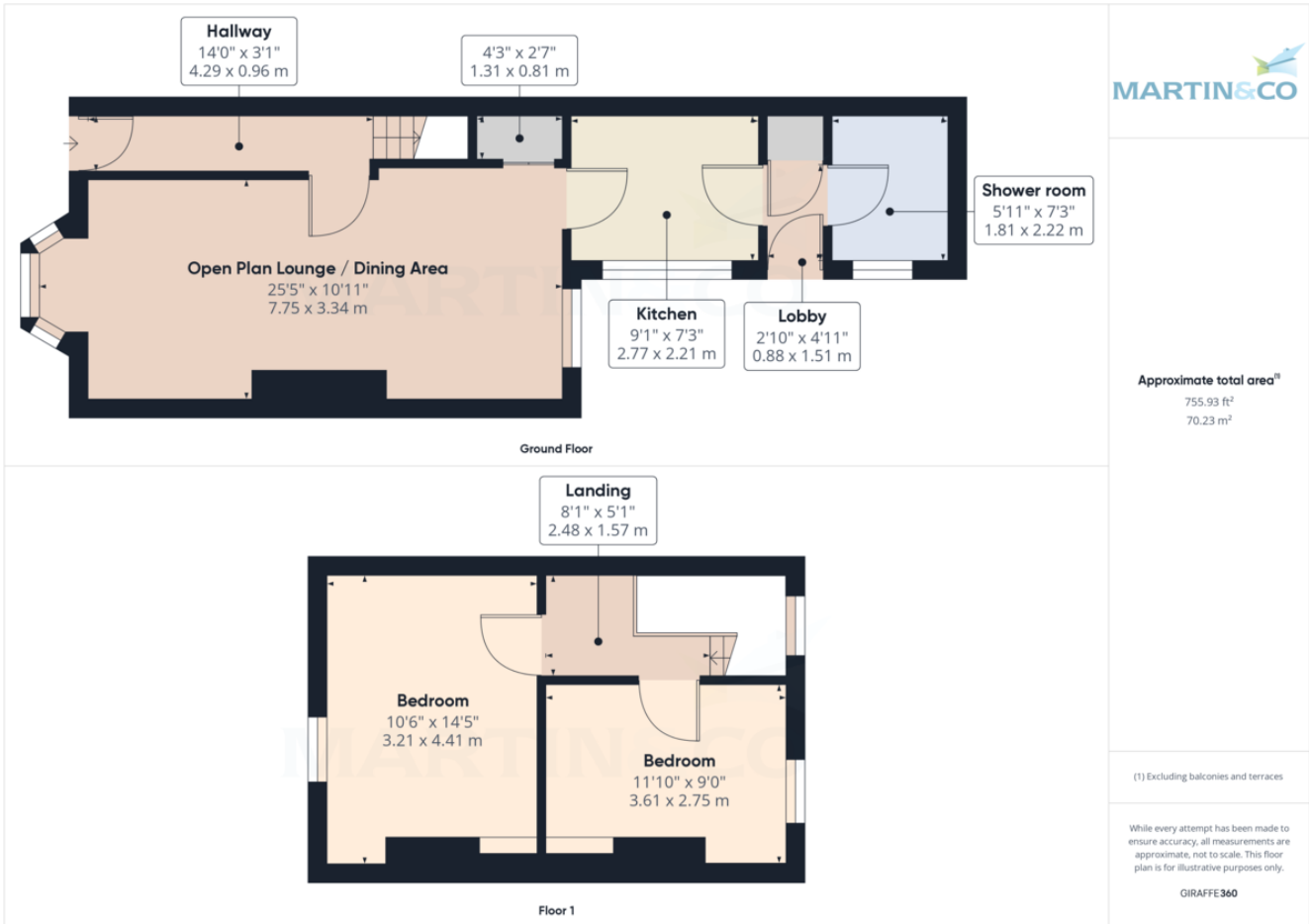


Furniture and or appliances may be available to purchase as a separate negotiation for either first time buyers or investors wishing to continue the holiday let business, please speak to the office for further details with regards to this.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		





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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.