

**FOR SALE**



## **Recreation View, Moorsholm**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**£165,000**



## Recreation View, Moorsholm

2 Bedrooms, 1 Bathroom

£165,000

- Rural Location
- Two Bedroom
- Lounge with Log Burner
- Kitchen
- Off street parking



FULL DESCRIPTION Martin & Co Guisborough are excited to bring to the market this well presented Two Bedroom Cottage. Located in a quiet cul de sac in the popular village of Moorsholm. Briefly comprising of lounge, kitchen, rear porch, two bedrooms and bathroom. Complete with fully boarded loft, which has central heating and velux windows so could be used for office space if required. Externally the property has a front garden with low wall and gated access. To the rear there is a communal yard with outhouse storage. Viewing is highly recommended.

### INTERNALLY

#### GROUND FLOOR

LOUNGE 14' 11" x 14' 10" (4.55m x 4.52m) To front aspect. Multi fuel stove with split face tile feature behind and tiled hearth, laminate flooring, double panelled central heating radiator and uPVC window, composite entrance door and stairs leading to first floor.

KITCHEN 13' 10" x 5' 2" (4.22m x 1.57m) To rear aspect. Range of wall, base and drawer units with light wood shaker effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, electric hob, electric oven, plumbing for washing machine, space for undercounter fridge, wall mounted Baxi LPG gas central heating boiler, laminate flooring, central heating radiator, uPVC window and stable door.

REAR PORCH / UTILITY ROOM 4' 10" x 4' 9" (1.47m x 1.45m) To rear aspect. Clad walls, tiled flooring, uPVC window and uPVC door.

#### FIRST FLOOR

LANDING With loft access hatch to fully boarded and



carpeted loft space via retractable ladder.

**BEDROOM 1** 13' 6" x 9' 6" (4.11m x 2.9m) To front aspect. Ceiling cornice, textured ceiling, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

**BEDROOM 2** 12' 6" x 5' 9" (3.81m x 1.75m) To rear aspect. Ceiling cornice, fitted wardrobes, central heating radiator, carpet flooring and uPVC window.

**BATHROOM** 7' 8" x 5' 4" (2.34m x 1.63m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Triton electric shower over, shower curtain, tiled flooring, heated towel rail, mirrored cabinet and uPVC window.

**EXTERNALLY**

**COMMUNAL YARD** With outhouse.

**GARDEN** The front garden is mainly laid to lawn with borders and pathway.

**PARKING** Off road parking bays.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		





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