

**FOR SALE**



**Belmangate, Guisborough**

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

**£250,000**

**MARTIN&CO**



## Belmangate, Guisborough

2 Bedrooms, 1 Bathroom

£250,000

- Great For First Time Buyers
- Beautiful traditional features
- Large open plan living kitchen dining room
- No forward chain
- Drive way parking for two cars

**FULL DESCRIPTION** This stunning large end-terraced property boasts two spacious bedrooms and has been modernized to an extremely high standard while still retaining its traditional features. The home is located in a desirable location and offers a large garden and parking space.

The interior of the property is bright and airy, with neutral tones throughout that create a sense of space and tranquillity. The front parlour is cosy and inviting, with a feature fireplace and large sash windows that flood the room with natural light. The kitchen has been fully modernized to high specifications, sleek countertops, and plenty of storage space leading dining room and bifold doors.

Upstairs, the two bedrooms are generously sized and offer ample space. The main bedroom features beautiful sash window that adds character to the room. The bathroom has been tastefully renovated with a traditional design and luxurious fixtures.

Outside, the property boasts a large garden that is perfect for outdoor entertaining or simply relaxing in the sunshine. There is also a parking space for convenience.

Overall, this property is a perfect blend of modern convenience and traditional charm, making it an ideal home for those looking for a stylish and comfortable living space. With its desirable location, high-quality finishes, and spacious garden, this end-terraced property is sure to impress even the most discerning of buyers.



INTERNAL

GROUND FLOOR





**ENTRANCE HALL** Composite entrance door, dado, Amtico flooring and stairs leading to the first floor.

uPVC window leading to bifold patio doors to the garden.

**FRONT PARLOUR** 12' 11" x 11' 0" (3.95m x 3.36m) To front aspect. Cast iron and stone fire surround incorporating gas fire, Amtico flooring, double panelled central heating radiator and uPVC sash window.

**FIRST LANDING.** With access to bathroom.

**SITTING ROOM** 12' 10" x 11' 2" (3.93m x 3.41m) To rear aspect. Ceiling cornice, cast iron wood burner, Amtico flooring, double panelled central heating radiator, large storage cupboard and uPVC window.

**BATHROOM** Part tiled. White Burlington suite comprising: Low level traditional toilet, traditional vanity unit with basin, wood panelled bath, large walk in shower cubical with Burlington shower, extractor, vinyl flooring, white traditional heated towel radiator (With Overhanging Rail) and uPVC window.

**KITCHEN/DINER** 21' 7" x 10' 10" (6.59m x 3.31m) To side and rear aspect. Range of wall, base and drawer units with light wood effect fascias, Reginox White Ceramic 1.0 Bowl Kitchen Sink, mixer tap, wood splash backs, solid wood work surfaces, induction hob, electric oven, extractor hood, integrated fridge, integrated dishwasher, concealed wall mounted Baxi gas central heating boiler, laminate flooring, Vertical central heating radiator, two skylight roof window, two

**LANDING** With loft access hatch to part boarded loft space via retractable ladder.

**UPPER LEVEL**

**BEDROOM ONE** 12' 9" x 14' 7" (3.91m x 4.46m) To front aspect. Ceiling cornice, Edwardian bedroom fireplace, central heating radiator and two uPVC sash window.



BEDROOM TWO 12' 11" x 8' 8"  
(3.94m x 2.66m) To rear aspect.  
Edwardian bedroom fireplace,  
central heating radiator and uPVC  
window.

EXTERNALLY Providing parking for  
up to two cars.

GARAGE With up and over with  
power and light.

GARDEN The fence and hedged  
enclosed large rear garden is mainly  
laid to lawn with a paved patio and a  
variety of shrubs, bushes and plants.  
Cold water external tap.

PLEASE NOTE This property has  
been fully renovated including; full  
rewire, extensive plumbing and re-  
plastered throughout. Baxi Boiler two  
years old.



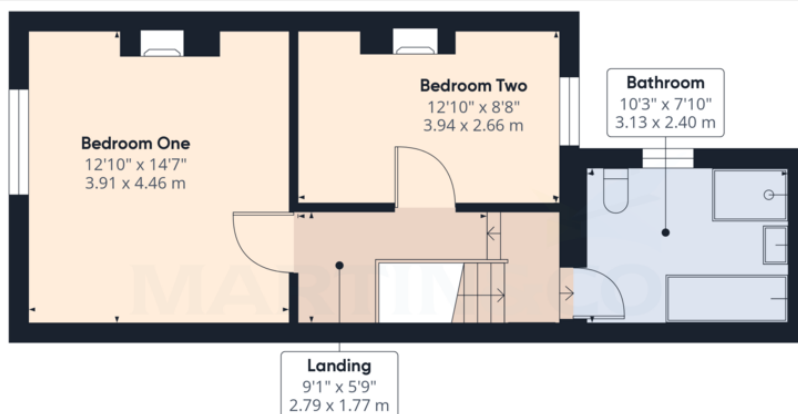
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

935.92 ft<sup>2</sup>  
86.95 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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