

**FOR SALE**



## **Montagus Harrier, Guisborough**

**4 Bedrooms, 1 Bathroom, Semi-Detached House**

**£280,000**



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4 Bedrooms, 1 Bathroom

**£280,000**

- Popular Galley Hill Location
- Members Access to Leisure Centre
- Driveway in Front of Integral Garage
- Large L Shaped Open Plan Lounge, Kitchen, Dining Room
- No Forward Chain



FULL DESCRIPTION Martin and Co Guisborough is delighted to bring to the market this four bedroom semi detached property, situated in a quiet cul de sac location in the popular Galley Hill area in Guisborough. Forming part of the Kebbell homes development, this property benefits from membership to the leisure centre just minutes' walk from the property. Briefly comprising entrance hall, open plan kitchen, lounge and diner, cloakroom, four bedrooms, ensuite wet room and family bathroom. Externally, there is a low maintenance garden to the front of the property with access to the rear garden from the side, complete with integral garage and driveway. Available with no forward chain.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** 15' 9" x 3' 4" (4.8m x 1.02m) Composite door, ceiling cornice, designer central heated radiator, laminate flooring, under stairs storage cupboard with built in storage cupboards and drawers and stairs leading to first floor.

**KITCHEN** 12' 6" x 8' 8" (3.81m x 2.64m) To front aspect. Range of wall, base and drawer units with light gloss facias, 1.5 bowl anthracite inset sink unit, mixer tap, laminate work surfaces, laminate splash backs, induction hob, electric double oven, extractor hood, space for American Fridge Freezer with water feed, integrated dishwasher, space for integrated microwave, integral bin store system, laminate flooring, inset lighting, designer central heating radiator and uPVC window. Open plan leading to dining room.

**OPEN PLAN LIVING/DINING ROOM** 24' 0" x 11' 2" (7.32m x 3.4m) To rear aspect. Ceiling cornice, carpet flooring, inset lighting, two designer central heating radiators, feature wood panel wall and uPVC window.



Open plan to living room with French doors leading to rear garden.

carpet flooring, inset lighting and uPVC window. Door leading to ensuite.

**WC 5' 2" x 2' 3"** (1.57m x 0.69m) Fully tiled. White low level WC with push button flush, vanity hand wash basin designer heated towel rail and extractor fan.

**ENSUITE WETROOM 6' 8" x 2' 6"** (2.03m x 0.76m) Fully tiled walls and floor, clad ceiling, mains shower system with over head rainfall shower, body jets and handheld shower attachment, vanity unit with basin and mono tap, inset lights, extractor fan light and electric underfloor heating.

**UTILITY ROOM 8' 1" x 5' 10"** (2.46m x 1.78m) Range of wall and base units with light shaker style facias, single bowl stainless steel inset sink unit, mixer tap, laminate work surfaces, tiled splash backs, space for washing machine, space for dryer, laminate vinyl tile flooring, designer central heating radiator.

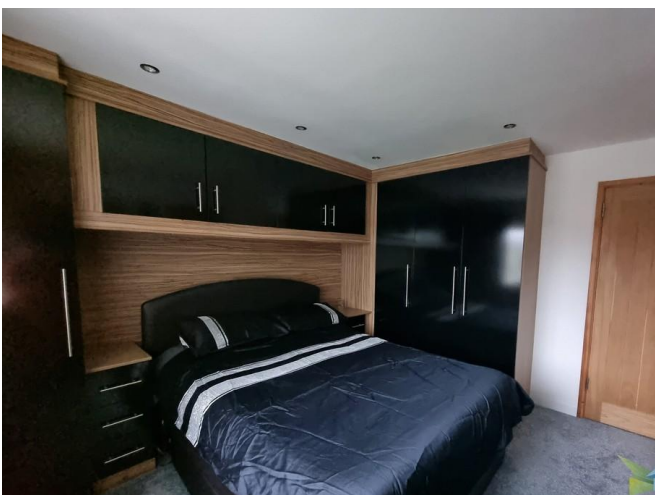
**BEDROOM 2 11' 4" x 9' 7"** (3.45m x 2.92m) To rear aspect. Ceiling cornice for use with LED lighting. With fitted sliding wardrobes, central heating radiator, inset lighting, carpet flooring and uPVC window.

## FIRST FLOOR

**LANDING 10' 11" x 6' 0"** (3.33m x 1.83m) With half landing, carpet floor and loft access to part boarded loft space.

**BATHROOM** Part tiled, part clad walls. Clad ceiling, white suite comprising: back to wall WC with push button flush, vanity inset wash hand basin, panelled p shaped bath with curved shower screen, mains shower over, extractor, tiled flooring, designer heated towel rail, wall mounted integrated smoky glass mirror effect waterproof TV and uPVC window.

**BEDROOM 1 11' 6" x 11' 0"** (3.51m x 3.35m) To rear aspect. With fitted wardrobes, central heating radiator,



**BEDROOM 4** 9' 9" x 8' 2" (2.97m x 2.49m) To front aspect. With fitted sliding wardrobe, central heating boiler, inset lighting and laminate flooring.

**BEDROOM 3** 10' 6" x 9' 6" (3.2m x 2.9m) To front aspect. Ceiling cornice for use with LED lighting. With fitted sliding wardrobes, concealed wall mounted Worcester gas central heating boiler, central heating radiator, carpet flooring, inset lighting and uPVC window.

#### EXTERNALLY

**GARDENS** The front garden has been designed with low maintenance in mind with slate pebbled front, low buxus hedge borders, outside water tap and Indian sandstone pathway with leads round the house to the side gated access. The fence enclosed landscaped rear garden is mainly laid to lawn with various carefully planned Indian Sandstone paved patio areas to catch the sun throughout the day. There is a pebble and slate pathway with herb border leading to the far patio which has a hot tub area, outside water tap for easy filling, bespoke beach hut to easily store hot tub essentials and towels. Steps leading to sunken patio area idea for catching the evening sun and for family barbeques. With built in seating with recessed waterproof speakers. Built in Bespoke pizza oven. Surrounded by a decorative fence for privacy which is also an ideal wind block for breezy days. There is also a feature glass screen to enable an uninterrupted view across the garden to the house.

**GARAGE** 10' 9" x 8' 3" (3.28m x 2.51m) Currently a three quarter garage, as the current owners have added to the rear, a stud wall to create a useful utility area. Complete with built in storage shelves, which could be easily removed if required, lighting and up and over door.

**CONCRETE DRIVEWAY** Driveway



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

1256.82 ft<sup>2</sup>  
116.76 m<sup>2</sup>

**Reduced headroom**

0.98 ft<sup>2</sup>  
0.09 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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