

FOR SALE



Hunters Place, Guisborough

4 Bedrooms, 2 Bathroom, Semi-Detached House

£245,000



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- Great For First Time Buyers
- Great Location For Walkers
- Ideal Family Home
- Close To All Amenities
- Double Driveway

Nestled in a peaceful neighbourhood, this beautifully updated four-bedroom, two-bathroom home offers the perfect blend of comfort, style, and functionality. From its charming curb appeal to its spacious interior, every detail has been thoughtfully designed to create a space you'll be proud to call your own.

Step inside to discover a bright and flowing floor plan that seamlessly connects the living, dining, and kitchen areas, ideal for both relaxing and entertaining. The garden provides an oasis for outdoor living, while the dining kitchen also leads to beautiful conservatory adds a touch of elegance to everyday life.

Whether you're looking to settle down in a family-friendly community or enjoy the convenience of nearby local amenities, parks, schools, etc, this home offers it all. Don't miss the opportunity to make this stunning property yours-schedule a viewing today and experience it for yourself.



INTERNALY

GROUND FLOOR

ENTRANCE HALL Composite entrance door, ceiling cornice, central heating radiator and doors leading to Bedroom 4 and Lounge.

BEDROOM FOUR 11' 11" x 7' 8" (3.63m x 2.34m) To front aspect. Double panelled central heating radiator and uPVC window.

LIVING ROOM 16' 3" x 10' 4" (4.95m x 3.15m) To front aspect. Double panelled central heating radiator and uPVC window.



HALLWAY Central heating radiator, storage cupboard and stairs leading to the first floor.

CLOAKROOM/CUPBOARD Formally a cloakroom, the current owners use this as a storage cupboard. We are advised that all of the plumbing is still available for WC, basin and central heating radiator. Extractor fan.

KITCHEN/DINER 18' 10" x 7' 7" (5.75m x 2.33m) To rear aspect. Range of wall, base and drawer units with light fascias, 1 ½ bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric oven, extractor hood, concealed Ideal gas central heating boiler, vinyl flooring, central heating radiator, uPVC window and area for dining.

CONSERVATORY 9' 4" x 8' 5" (2.84m x 2.57m) uPVC Conservatory. With double panelled central heating radiator, carpeted flooring. sliding patio uPVC door leading to the rear garden.

FIRST FLOOR

LANDING With storage cupboard and loft access hatch to part boarded loft space via retractable ladder.

BEDROOM THREE 9' 9" x 7' 11" (2.97m x 2.41m) To rear aspect. Central heating radiator and uPVC window.

BEDROOM TWO 11' 4" x 8' 9" (3.45m x 2.67m) To rear aspect. Central heating radiator and uPVC window.

SHOWER ROOM 8' 7" x 5' 6" (2.62m x 1.68m) Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, large corner shower, extractor, vinyl flooring, heated towel rail and uPVC window.

BEDROOM ONE 13' 9" x 9' 7" (4.19m x 2.92m) L shaped room to front aspect. Central heating radiator and two uPVC windows.

ENSUITE 6' 10" x 4' 7" (2.08m x 1.4m) White suite



comprising: low level WC, pedestal wash hand basin with tiled splash back, tiled shower cubical with shower over, extractor, vinyl flooring, central heating radiator and uPVC window.

EXTERNALLY

DRIVEWAY Double drive providing off road parking.

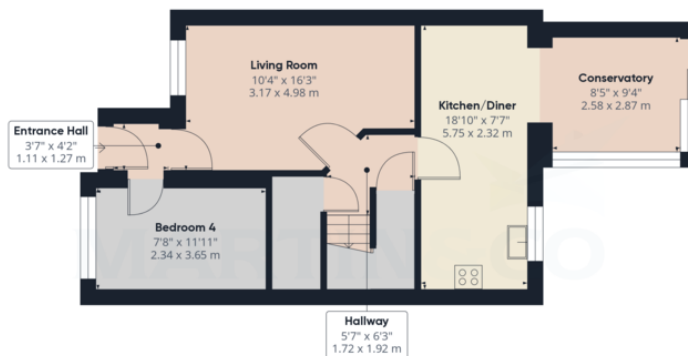
GARDENS The front garden is laid to lawn and runs the length of the driveway. To the side of the house there is a paved pathway with an access gate to the rear garden. The fence and wall enclosed rear garden is arranged in to sections. Two are raised decking, between is stoned with stepping stones. There is also a convenient gravelled pathway leading to the summer house that has power and gate to the side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		93
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		81	93

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		85
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England, Scotland & Wales		83	85





Ground Floor



Floor 1

Approximate total area¹⁾

988.77 ft²
91.86 m²

(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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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.