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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 14th December 2024



HUNTERS PLACE, GUISBOROUGH, TS14

Martin & Co Guisborough

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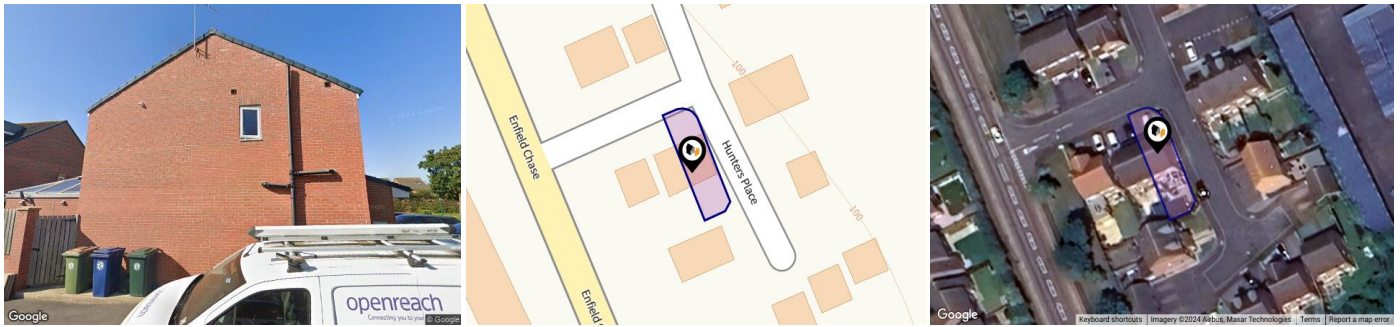


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

Should you have any questions or would like to arrange a viewing please contact our office on 01287 631254. We look forward to hearing from you!

NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates? Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender. Call today to arrange a ten minute (no obligation) telephone consultation (at a time to suit you). One quick call could potentially save you thousands of pounds over the course of your mortgage. Please remember, your home is at risk if you do not keep up with your mortgage repayments.



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	850 ft ² / 79 m ²		
Plot Area:	0.05 acres		
Year Built :	2015		
Council Tax :	Band C		
Annual Estimate:	£2,052		
Title Number:	CE226412		

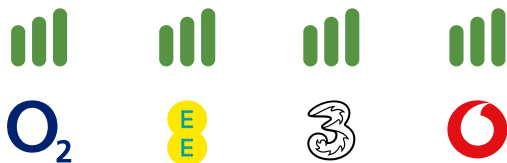
Local Area

Local Authority:	Redcar and Cleveland
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	1000 mb/s

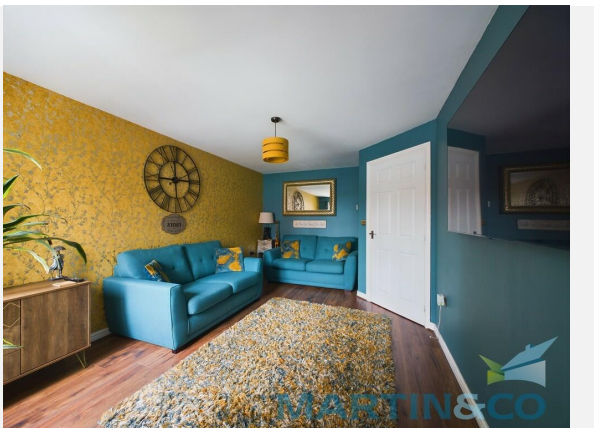
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:







HUNTERS PLACE, GUISBOROUGH, TS14



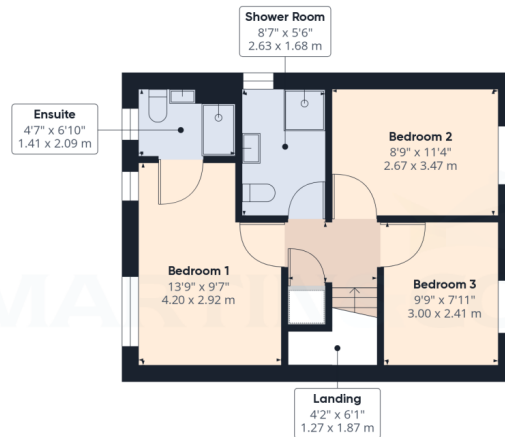
HUNTERS PLACE, GUISBOROUGH, TS14



HUNTERS PLACE, GUISBOROUGH, TS14



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

Hunters Place, TS14

Energy rating

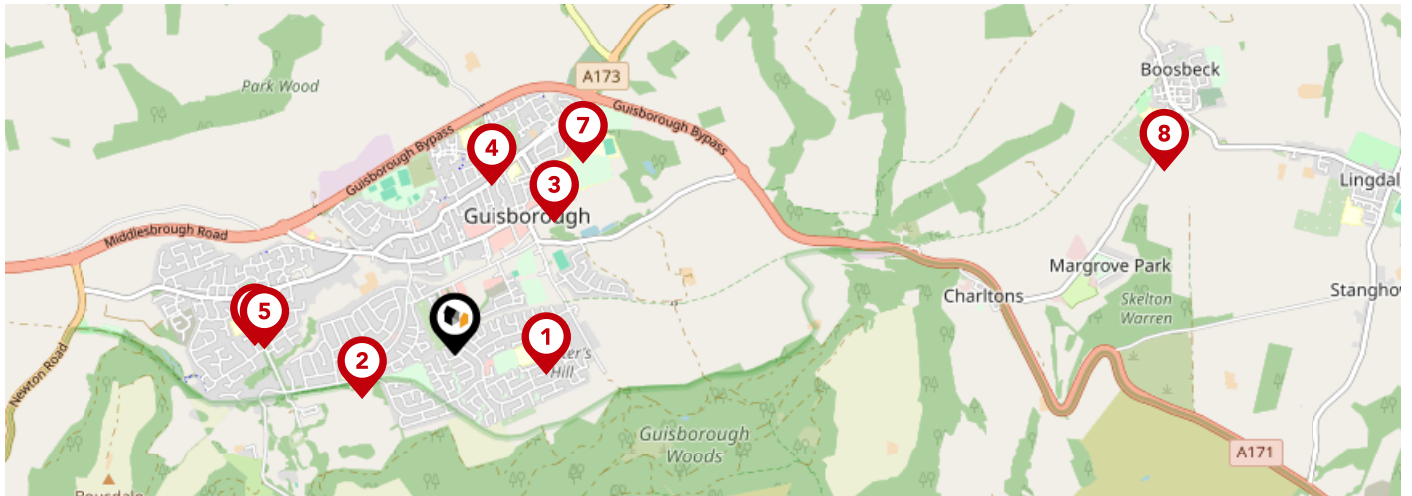
B

Valid until 21.10.2025

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

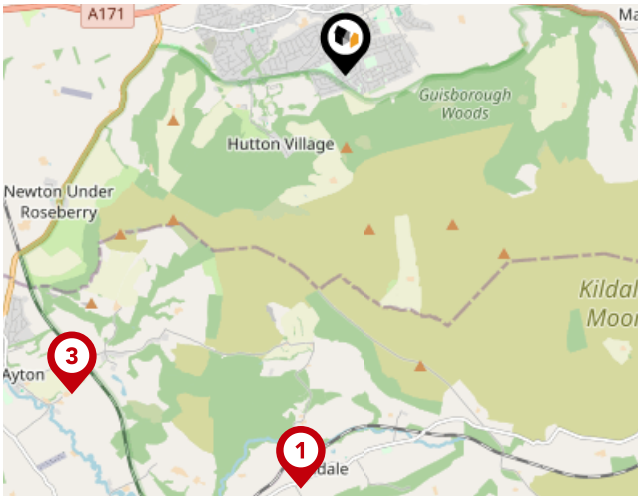
Property Type:	House
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.28 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.11 W/m-Â°K
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.17 W/m-Â°K
Total Floor Area:	79 m ²



		Nursery	Primary	Secondary	College	Private
Belmont Primary School Ofsted Rating: Good Pupils: 397 Distance:0.4		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highcliffe Primary School Ofsted Rating: Good Pupils: 292 Distance:0.44		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prior Pursglove and Stockton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:0.72		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chaloner Primary School Ofsted Rating: Good Pupils: 235 Distance:0.75		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Galley Hill Primary School Ofsted Rating: Good Pupils: 282 Distance:0.82		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Good Pupils: 207 Distance:0.86		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laurence Jackson School Ofsted Rating: Not Rated Pupils: 1239 Distance:0.99		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lockwood Primary School Ofsted Rating: Good Pupils: 169 Distance:3.15		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

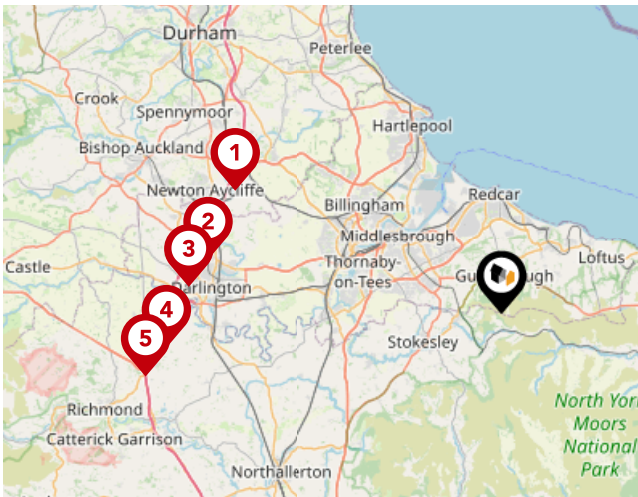


		Nursery	Primary	Secondary	College	Private
	New Marske Primary School Ofsted Rating: Good Pupils: 207 Distance:3.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilton Primary Academy Ofsted Rating: Good Pupils: 74 Distance:3.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roseberry Academy Ofsted Rating: Good Pupils: 227 Distance:3.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Lingdale Primary School Ofsted Rating: Requires improvement Pupils: 101 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bankfields Primary School Ofsted Rating: Good Pupils: 289 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Normanby Primary School Ofsted Rating: Good Pupils: 510 Distance:4.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whale Hill Primary School Ofsted Rating: Good Pupils: 482 Distance:4.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kirkleatham Hall School Ofsted Rating: Good Pupils: 185 Distance:4.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



National Rail Stations

Pin	Name	Distance
1	Kildale Rail Station	3.59 miles
2	Longbeck Rail Station	4.31 miles
3	Great Ayton Rail Station	3.62 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J60	20.06 miles
2	A1(M) J59	20.51 miles
3	A1(M) J58	21.57 miles
4	A1(M) J57	23.07 miles
5	A1(M) J56	24.79 miles

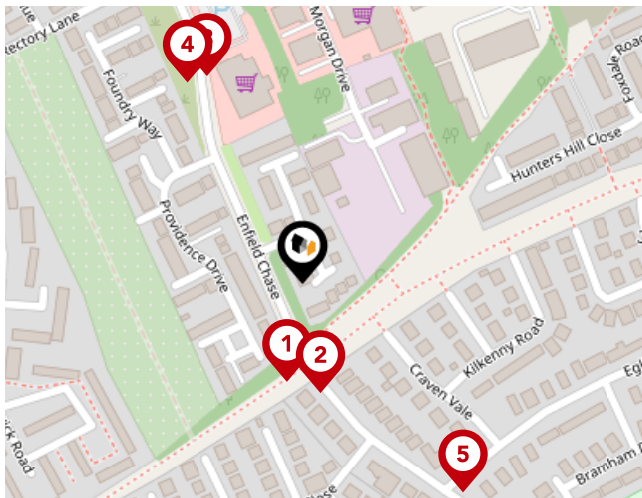


Airports/Helipads

Pin	Name	Distance
1	Teesside Airport	15.11 miles
2	Airport	43.7 miles
3	Leeds Bradford Airport	51.75 miles
4	Humberside Airport	71.49 miles

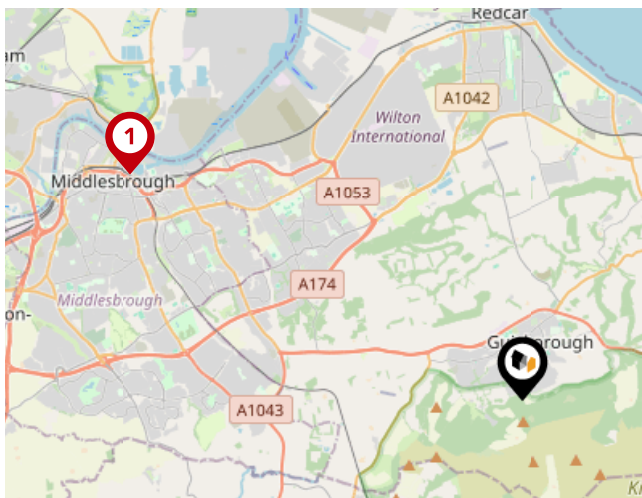
Area

Transport (Local)



Bus Stops/Stations

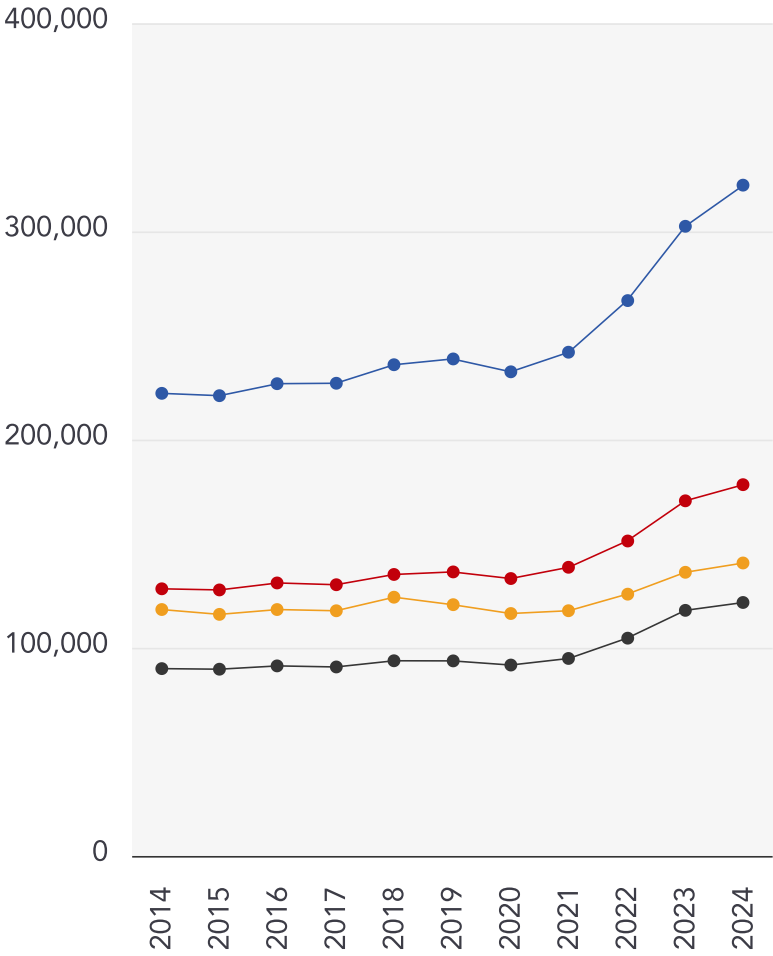
Pin	Name	Distance
1	Greenways	0.05 miles
2	Greenways	0.06 miles
3	Lidl	0.12 miles
4	Lidl	0.13 miles
5	Craven Vale	0.14 miles



Ferry Terminals

Pin	Name	Distance
1	Transporter Bridge North Side	7.79 miles

10 Year History of Average House Prices by Property Type in TS14



Detached

+45%

Semi-Detached

+38.97%

Flat

+18.88%

Terraced

+35.3%



Martin & Co Guisborough

Martin & Co Guisborough is perfectly located, with a prime high street shop front. We have a large network of offices throughout the UK. We believe in delivering a high quality service to all our clients and continually invest in the latest technology, ideas and people to ensure we deliver the best possible outcome for our clients.

We believe that a reputation is maintained by hard work and honesty. A substantial amount of our business is generated from personal recommendations; we recognise how imperative it is to uphold our high standards in order to meet our clients' satisfaction. We would be delighted to provide you with free sales or lettings advice, without obligation, and welcome your call.

Financial Services

Need a Mortgage?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to whole of market mortgages (including a range of selected off market products), offering potential savings against your current lender.

Please call today to arrange a ten-minute (no obligation, or cost) telephone consultation (at a time to suit you).

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Testimonial 1



Super service from start to finish. Martins offered us a personalized service which provided valuable practical advice, coupled with prompt responses and regular updates on progress. All staff ensured we got an efficient, polite, and helpful experience to guide us through the marketing and sale of the property. This resulted in a sale being agreed within 7 days. Highly professional.

Testimonial 2



Very professional team. Moving into our new home was amazing thanks to them.

Testimonial 3



Excellent! Coleen is soo enthusiastic & Lucy, these two girls are great, no problems, sold my property in 4 day's!!!



/martincouk



/MartinCoUK



/martinco_uk



/company/martin-&-co

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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Martin & Co Guisborough

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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