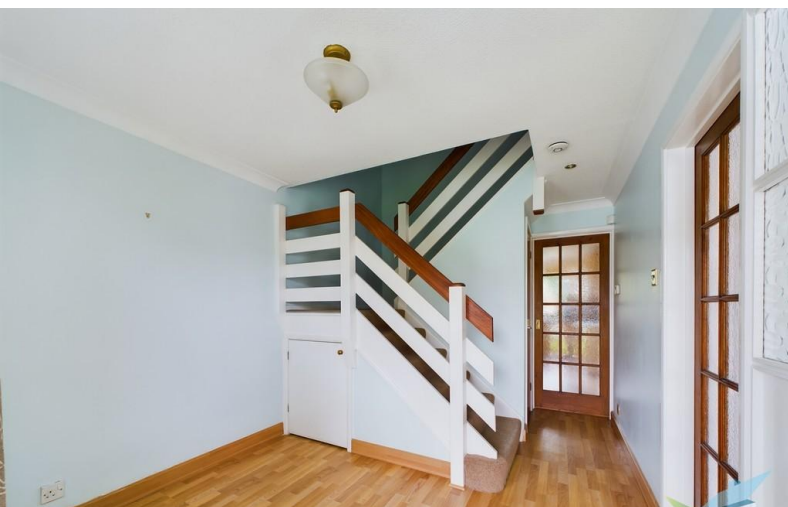


**FOR SALE**



## **Montagus Harrier, Guisborough**

4 Bedrooms, 1 Bathroom, Detached House

**Offers Over £275,000**



## Montagus Harrier, Guisborough

4 Bedrooms, 1 Bathroom

Offers Over £275,000

- Popular Galley Hill Location
- Members access to Leisure Centre
- Driveway in Front of Garage
- Large through lounge dining room
- No forward chain



**FULL DESCRIPTION** Martin and Co Guisborough is delighted to bring to the market this four bedroom detached property, located 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 lounge/diner, breakfast kitchen, lobby, cloakroom, four bedrooms and family bathroom. Externally, there is an open aspect lawn to the front of the property with access to the rear garden from the side, complete with integrated garage and driveway. Available with no forward chain.

### INTERNALLY

#### GROUND FLOOR

**STORM PORCH** Front aspect over head lighting.

**ENTRANCE HALL** 9' 2" x 13' 3" (2.80m x 4.06m) Composite entrance door, large uPVC window, ceiling cornice, textured ceiling, under stairs cupboard and storage cupboard with shelving, double panelled central heating radiator, laminate flooring and stairs leading to the first floor.

**LOUNGE/DINER** 10' 7" x 28' 3" (3.25m x 8.62m) To dual aspect. Ceiling cornice, textured ceiling, sandstone brick fire surround incorporating gas, carpet flooring, double panelled central heating radiator and uPVC Patio doors leading onto garden.

**BREAKFAST KITCHEN** 10' 3" x 14' 4" (3.14m x 4.37m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, gas hob, electric double oven, extractor hood, laminate flooring, double panelled central heating



radiator and uPVC window.

**LOBBY** Leading from the kitchen and providing access to the rear garden, integral garage and cloakroom. Carpet flooring and uPVC rear door.

**CLOAKROOM** White low level WC with push button flush, wall units, textured ceiling, central heating radiator and uPVC window.

#### FIRST FLOOR

**LANDING** With large storage cupboard containing shelving, Baxi duo-tec combi boiler and loft access hatch.

**BEDROOM ONE** 10' 11" x 12' 5" (3.33m x 3.80m) To front aspect. Textured ceiling, fitted sliding mirror wardrobes, central heating radiator, carpet flooring and uPVC window.

**BEDROOM TWO** 10' 11" x 11' 3" (3.34m x 3.43m) To

rear aspect. Textured ceiling, fitted wardrobes, built in vanity area, central heating radiator, carpet flooring and uPVC window.

**BEDROOM THREE** 10' 1" x 7' 9" (3.08m x 2.37m) To rear aspect. Textured ceiling, central heating radiator, carpet flooring and uPVC window.

**BEDROOM FOUR** 10' 1" x 7' 0" (3.08m x 2.15m) To front aspect. Textured ceiling, central heating radiator, carpet flooring and uPVC window.

**BATHROOM** Fully tiled. Coloured suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with Mira electric shower over, glazed side screen, textured ceiling with inset lighting, laminate flooring, heated towel rail and uPVC window.

#### EXTERNALLY

**DRIVEWAY** Driveway leading to garage.



**INTEGRAL GARAGE** With up and over door, back courtesy door leading to lobby, power and light and pitched roof with storage.

**GARDEN** The front garden is mainly laid to lawn with borders. The fence enclosed rear garden is mainly laid to lawn with a paved patio and a variety of shrubs, bushes and plants. Side entrance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area<sup>(1)</sup>  
793.83 ft<sup>2</sup>  
73.75 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.

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.