

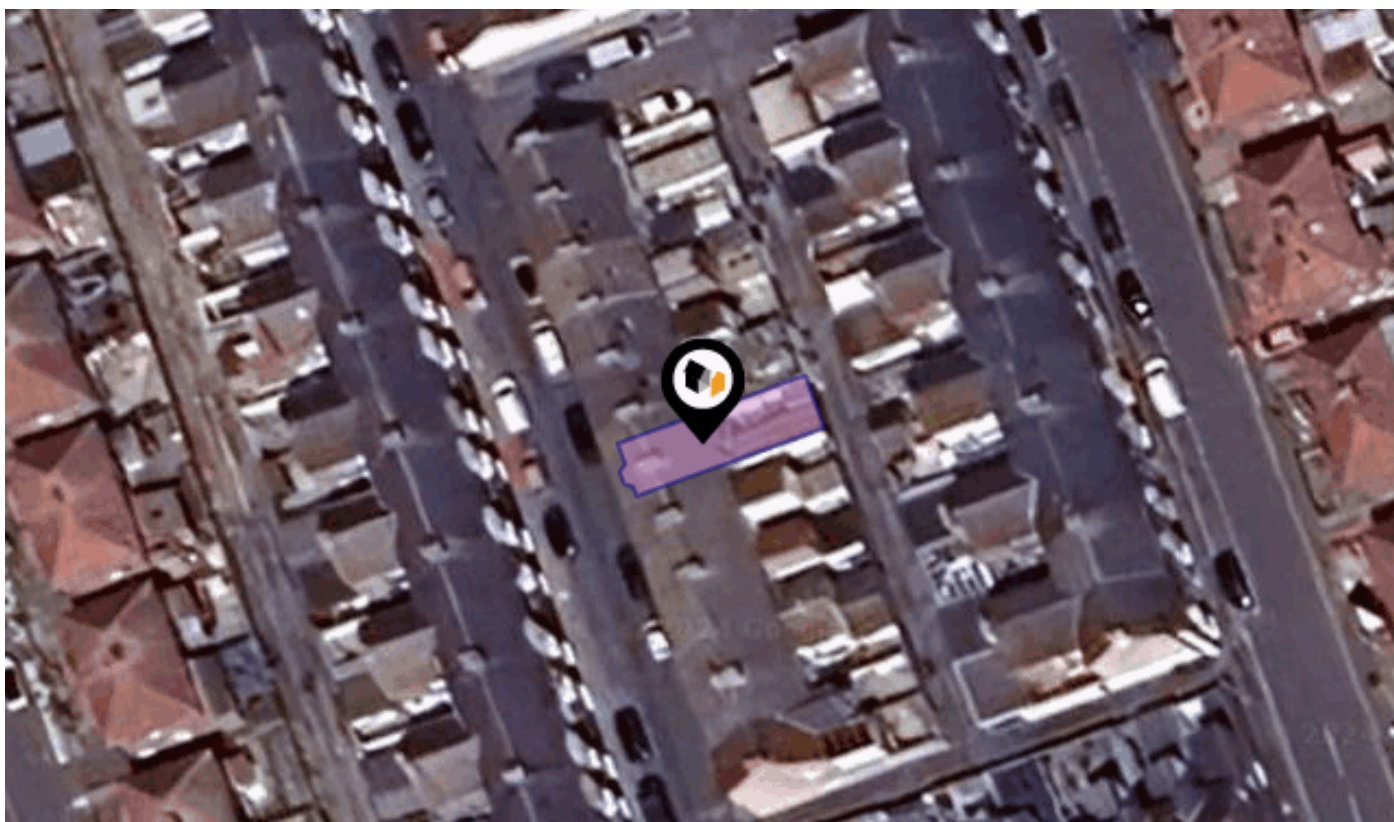


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# **KFB:** Key Facts For Buyers

A Guide to This Property & the Local Area

**Thursday 19<sup>th</sup> December 2024**



## **HEDLEY STREET, GUISBOROUGH, TS14**

### **Martin & Co Guisborough**

83 Westgate Guisborough North Yorkshire TS14 6AF

01287 631254

guisborough@martinco.com

[www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/](http://www.martinco.com/estate-agents-and-letting-agents/branch/guisborough/)

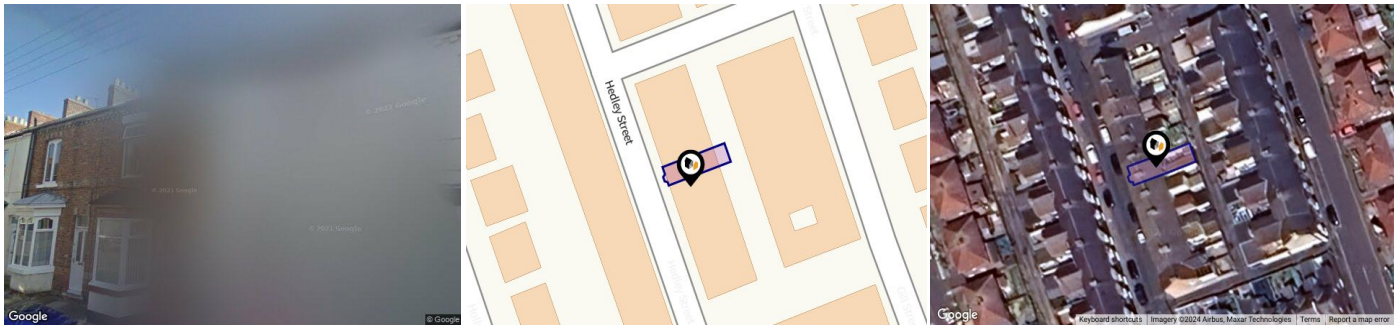


Thank you for downloading our Key Facts for Buyers report. We hope that the information it contains within is both useful and informative for you.

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

|                         |   |                |          |
|-------------------------|---|----------------|----------|
| <b>Type:</b>            | Terraced                                | <b>Tenure:</b> | Freehold |
| <b>Bedrooms:</b>        | 2                                       |                |          |
| <b>Floor Area:</b>      | 914 ft <sup>2</sup> / 85 m <sup>2</sup> |                |          |
| <b>Plot Area:</b>       | 0.02 acres                              |                |          |
| <b>Year Built :</b>     | Before 1900                             |                |          |
| <b>Council Tax :</b>    | Band B                                  |                |          |
| <b>Annual Estimate:</b> | £1,796                                  |                |          |
| <b>Title Number:</b>    | CE27063                                 |                |          |

## Local Area

|                           |                      |
|---------------------------|----------------------|
| <b>Local Authority:</b>   | Redcar and Cleveland |
| <b>Conservation Area:</b> | No                   |
| <b>Flood Risk:</b>        |                      |
| • Rivers & Seas           | No Risk              |
| • Surface Water           | Very Low             |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

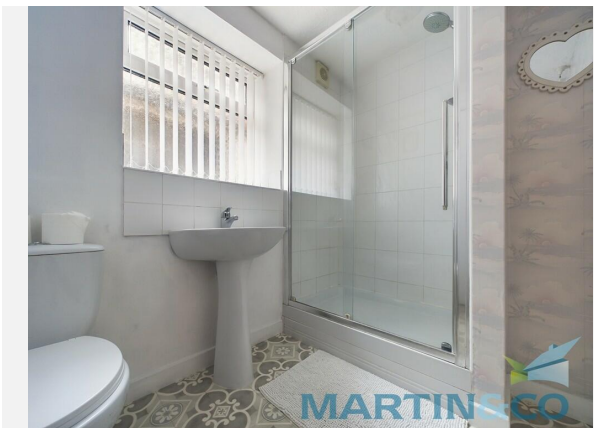
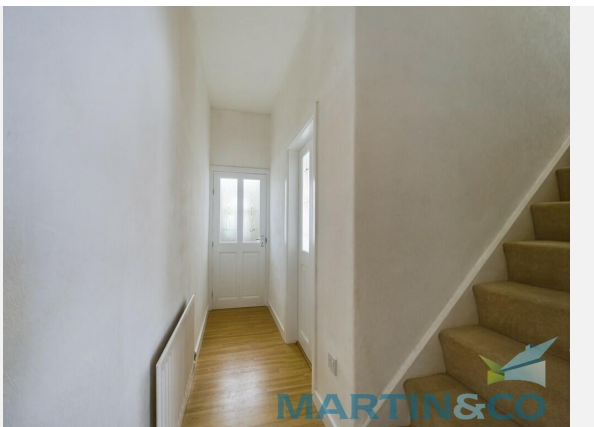
|                   |                     |
|-------------------|---------------------|
| <b>22</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                     |

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



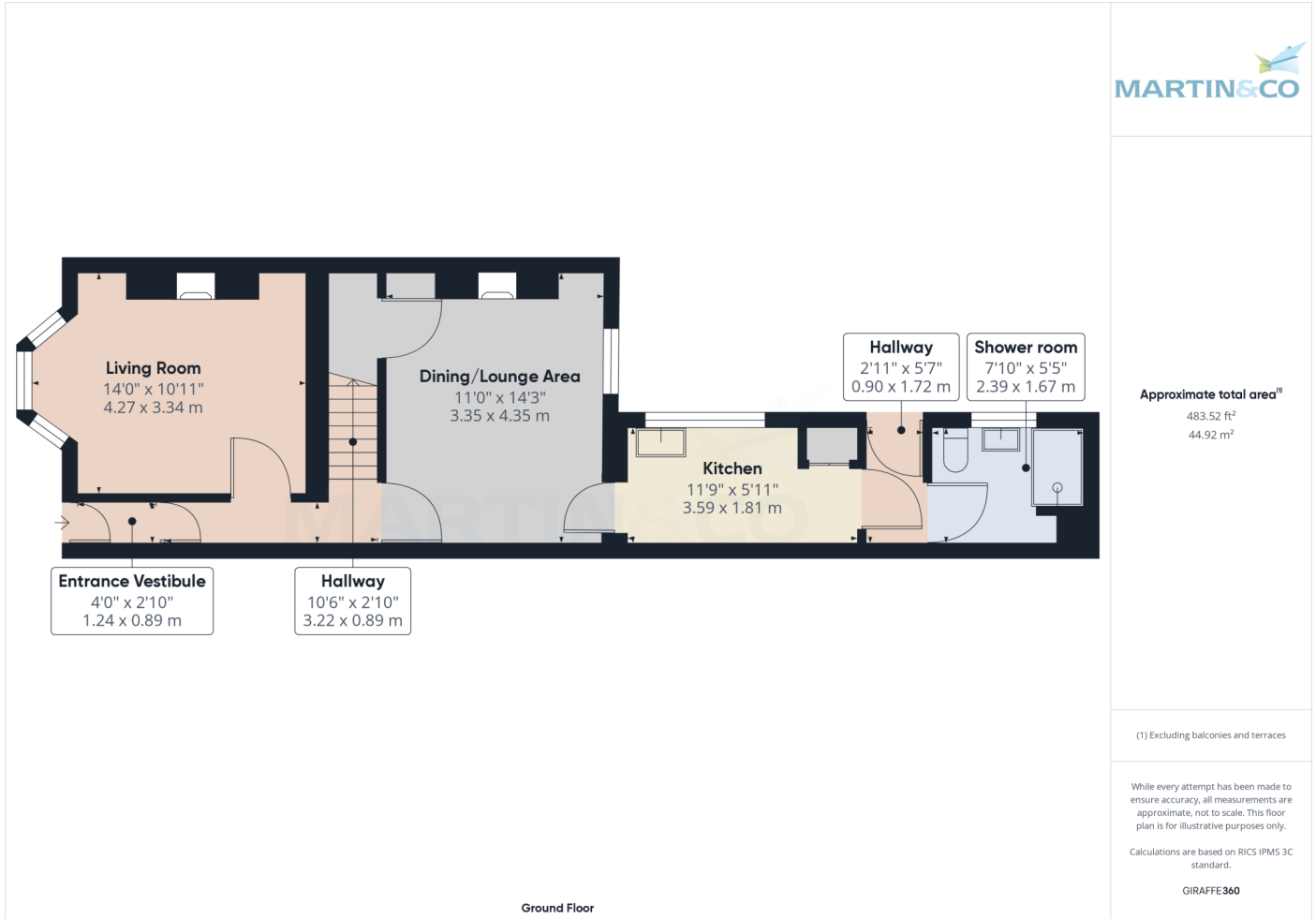




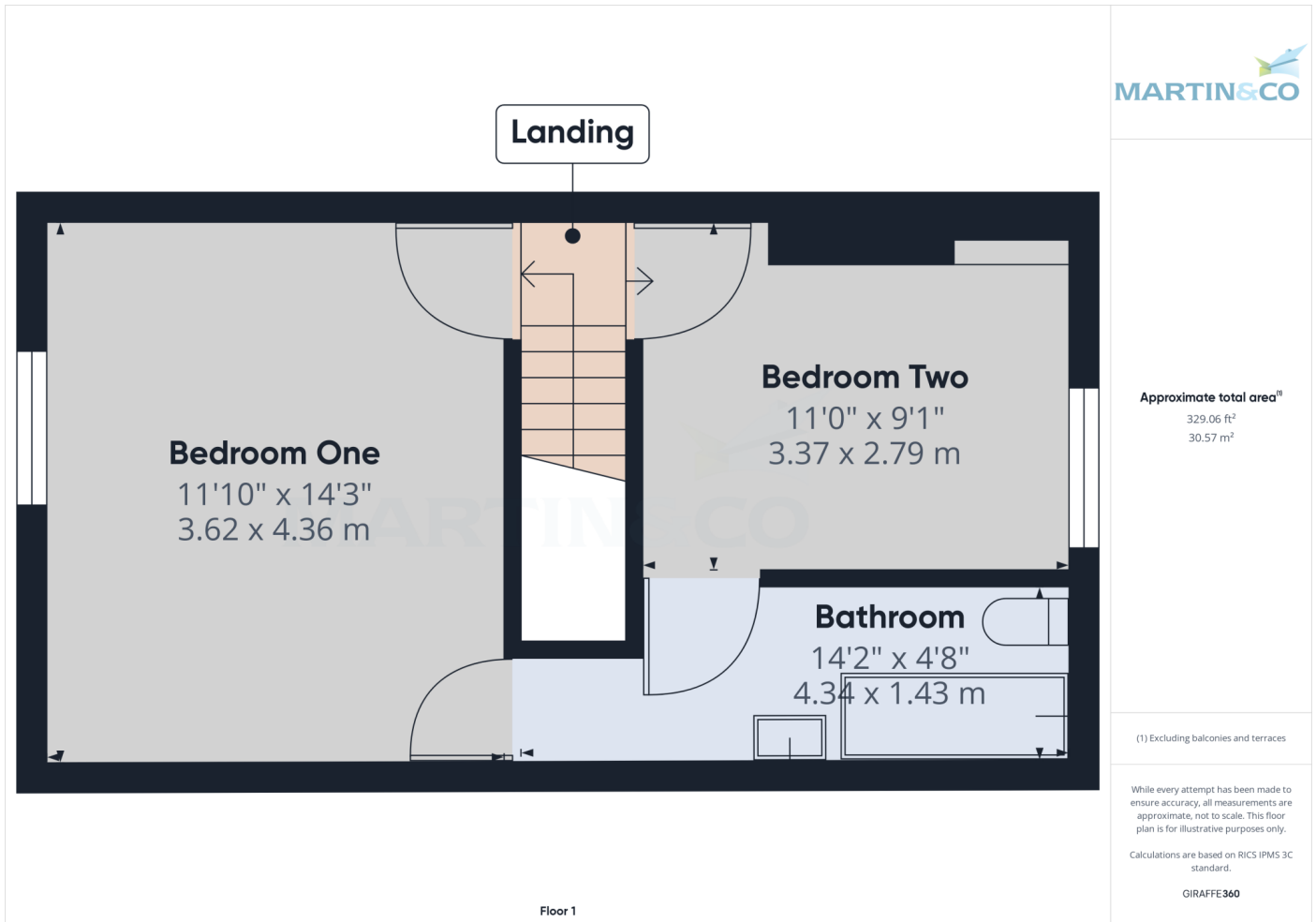
## HEDLEY STREET, GUISBOROUGH, TS14



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## HEDLEY STREET, GUISBOROUGH, TS14





GUISBOROUGH, TS14

Energy rating

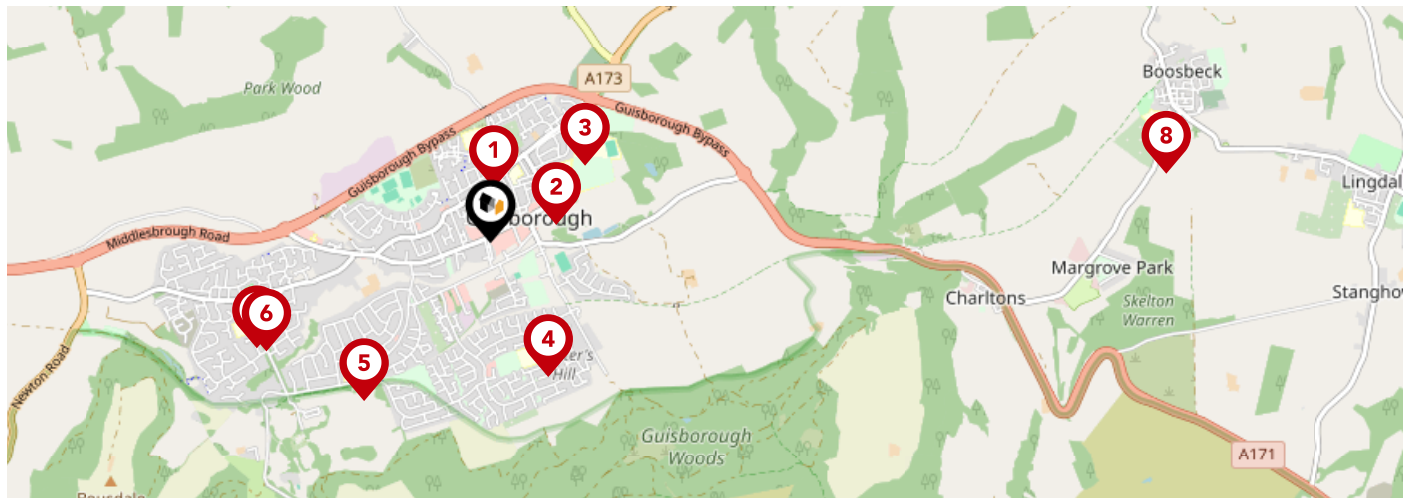
# D

Valid until 30.08.2020

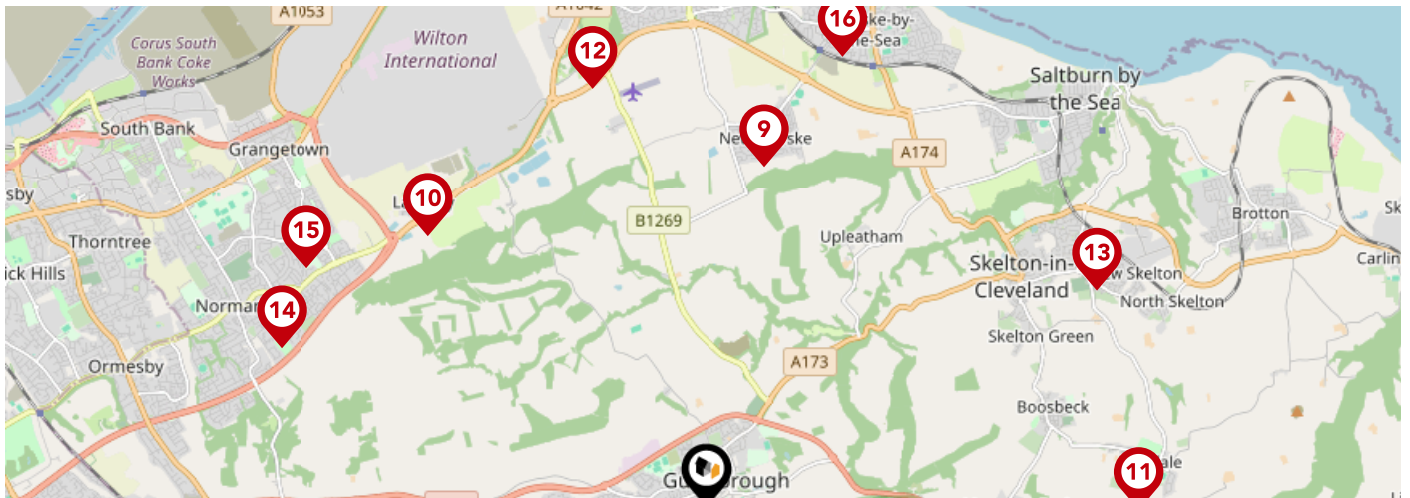
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56   D  | 64   D    |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Additional EPC Data

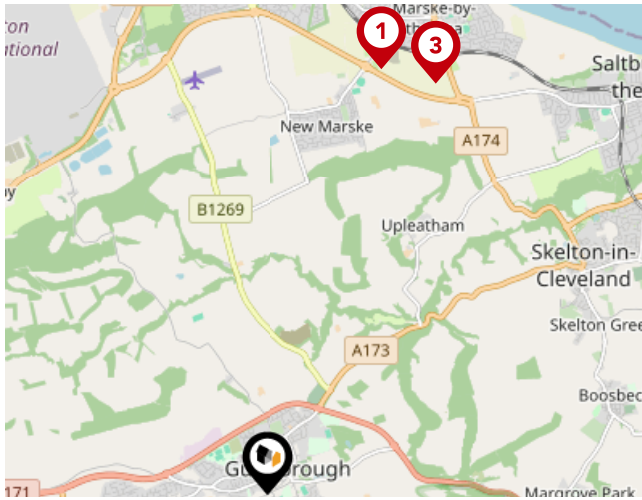
|                                      |  |
|--------------------------------------|--|
| <b>Property Type:</b>                | Mid-terrace house                              |
| <b>Walls:</b>                        | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                 | Very poor                                      |
| <b>Roof:</b>                         | Pitched, 150 mm loft insulation                |
| <b>Roof Energy:</b>                  | Good   |
| <b>Window:</b>                       | Fully double glazed                            |
| <b>Window Energy:</b>                | Good   |
| <b>Main Heating:</b>                 | Boiler and radiators, mains gas                |
| <b>Main Heating Energy:</b>          | Good   |
| <b>Main Heating Controls:</b>        | Programmer, TRVs and bypass                    |
| <b>Main Heating Controls Energy:</b> | Average  |
| <b>Hot Water System:</b>             | From main system                               |
| <b>Hot Water Energy Efficiency:</b>  | Good   |
| <b>Lighting:</b>                     | Low energy lighting in all fixed outlets       |
| <b>Lighting Energy:</b>              | Very good                                      |
| <b>Floors:</b>                       | Solid, no insulation (assumed)                 |
| <b>Secondary Heating:</b>            | Room heaters, mains gas                        |
| <b>Total Floor Area:</b>             | 85 m <sup>2</sup>                              |



|   |                          | Nursery                             | Primary                             | Secondary                | College                  | Private |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|---------|
| <b>Chaloner Primary School</b><br>Ofsted Rating: Good   Pupils: 235   Distance:0.23   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Prior Pursglove and Stockton Sixth Form College</b><br>Ofsted Rating: Good   Pupils:0   Distance:0.3                         | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Laurence Jackson School</b><br>Ofsted Rating: Not Rated   Pupils: 1239   Distance:0.53                                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Belmont Primary School</b><br>Ofsted Rating: Good   Pupils: 397   Distance:0.63  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Highcliffe Primary School</b><br>Ofsted Rating: Good   Pupils: 292   Distance:0.87   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Galley Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 282   Distance:1.07  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Saint Paulinus Catholic Primary School, A Catholic Voluntary Academy</b><br>Ofsted Rating: Good   Pupils: 207   Distance:1.1 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |
| <b>Lockwood Primary School</b><br>Ofsted Rating: Good   Pupils: 169   Distance:2.92   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |         |

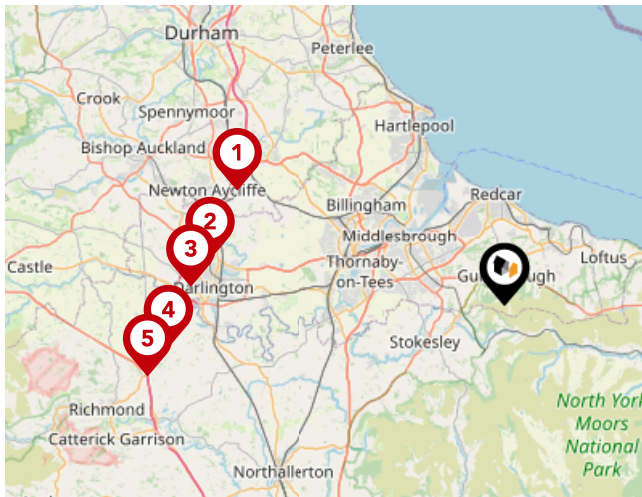


|  |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|--|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|  | <b>New Marske Primary School</b><br>Ofsted Rating: Good   Pupils: 207   Distance:2.97               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Wilton Primary Academy</b><br>Ofsted Rating: Good   Pupils: 74   Distance:3.35                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Lingdale Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 101   Distance:3.71 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kirkleatham Hall School</b><br>Ofsted Rating: Good   Pupils: 185   Distance:3.73                 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Skelton Primary School</b><br>Ofsted Rating: Good   Pupils: 496   Distance:3.84                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Bankfields Primary School</b><br>Ofsted Rating: Good   Pupils: 289   Distance:3.91               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whale Hill Primary School</b><br>Ofsted Rating: Good   Pupils: 482   Distance:4.01               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Westgarth Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 346   Distance:4.04         | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



### National Rail Stations

| Pin | Name                  | Distance   |
|-----|-----------------------|------------|
| 1   | Longbeck Rail Station | 3.79 miles |
| 2   | Kildale Rail Station  | 4.1 miles  |
| 3   | Marske Rail Station   | 3.82 miles |



### Trunk Roads/Motorways

| Pin | Name      | Distance    |
|-----|-----------|-------------|
| 1   | A1(M) J60 | 19.98 miles |
| 2   | A1(M) J59 | 20.56 miles |
| 3   | A1(M) J58 | 21.67 miles |
| 4   | A1(M) J57 | 23.26 miles |
| 5   | A1(M) J56 | 25.02 miles |

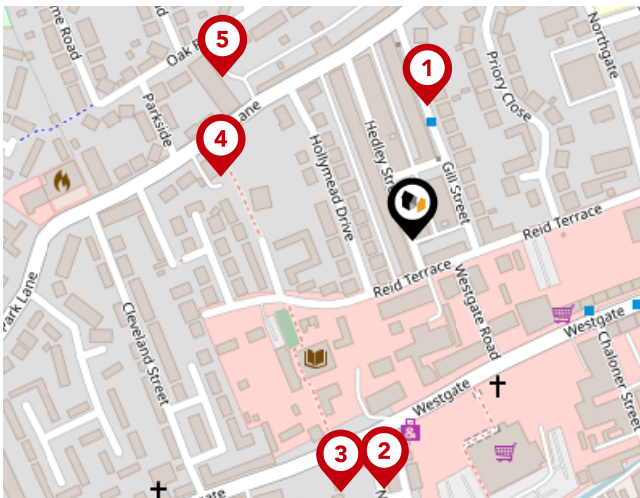


### Airports/Helipads

| Pin | Name                   | Distance    |
|-----|------------------------|-------------|
| 1   | Teesside Airport       | 15.3 miles  |
| 2   | Airport                | 43.38 miles |
| 3   | Leeds Bradford Airport | 52.26 miles |
| 4   | Humberside Airport     | 71.89 miles |

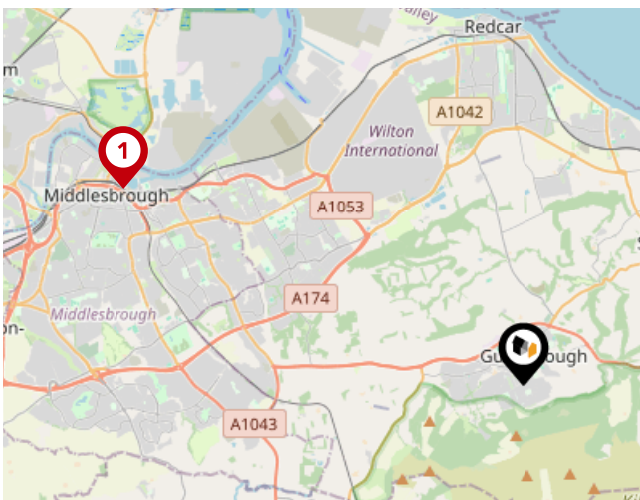
# Area

## Transport (Local)



### Bus Stops/Stations

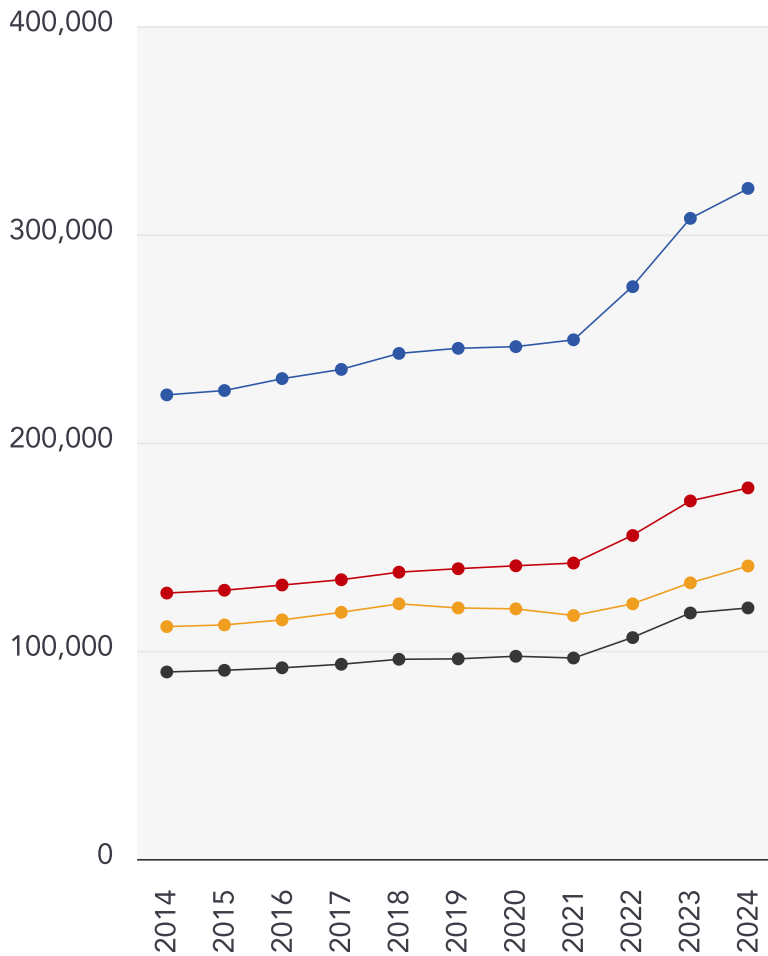
| Pin | Name          | Distance   |
|-----|---------------|------------|
| 1   | Gill Street   | 0.07 miles |
| 2   | Kemplah House | 0.13 miles |
| 3   | The Ship      | 0.14 miles |
| 4   | Park House    | 0.11 miles |
| 5   | Pine Road     | 0.14 miles |



### Ferry Terminals

| Pin | Name                          | Distance   |
|-----|-------------------------------|------------|
| 1   | Transporter Bridge North Side | 7.68 miles |

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



Detached

**+44.5%**

Semi-Detached

**+39.54%**

Flat

**+26.09%**

Terraced

**+34.24%**



### Martin & Co Guisborough

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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

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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

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## 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.

Please note that all appliances and heating systems are not tested by Martin & Co Guisborough and therefore no warranties can be given as to their good working order.

# Martin & Co Guisborough

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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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83 Westgate Guisborough North Yorkshire

TS14 6AF

01287 631254

[guisborough@martinco.com](mailto:guisborough@martinco.com)

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