

FOR SALE



Rievaulx Way, Guisborough

3 Bedrooms, 1 Bathroom, Semi-Detached House

£185,000


MARTIN&CO



Rievaulx Way, Guisborough

3 Bedrooms, 1 Bathroom

£185,000

- Popular Whitby Avenue Estate
- Ideal for First Time Buyers or Investors
- Open Plan Lounge/Diner
- Good Size Driveway
- Garage

FULL DESCRIPTION Martin & Co Guisborough is pleased to welcome this three bedroom semi detached property located within the popular Whitby Avenue Estate in Guisborough. With easy access to Guisborough Forest this is an idyllic property for those who enjoy long walks or cycling. Also within a short walk of the historic Guisborough Town Centre, with all the local shops and local amenities. Briefly comprising of entrance porch, hallway, open plan lounge/diner, kitchen, three bedrooms and shower room. Also benefiting for a long driveway, garage, front and rear gardens. Early Viewing Advised 01287 631254.

INTERNALLY

GROUND FLOOR

PORCH 6' 0" x 3' 1" (1.83m x 0.94m) uPVC porch and entrance door, carpet flooring.

HALLWAY Entrance door, heating radiator, carpet flooring, understairs storage cupboard and stairs leading to the first floor.

OPEN PLAN LIVING ROOM/DINER 21' 9" x 10' 1" (6.63m x 3.07m) To front & rear aspect. Ceiling cornice, stone fire surround incorporating gas fire, carpet flooring, two central heating radiators and two uPVC windows.

KITCHEN 8' 3" x 7' 7" (2.51m x 2.31m) To side & rear aspect. Range of wall, base and drawer units with light wood effect fascias, two round stainless steel inset sink units, mixer tap, tiled splash backs, laminate work surfaces, gas hob, gas oven, extractor hood, integrated dishwasher, wall mounted Glow Worm Micron gas central heating boiler, tiled flooring, two uPVC windows and uPVC door leading to rear garden.





SHOWER ROOM 6' 6" x 5' 4" (1.98m x 1.63m) Fully tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, glazed shower cubical with Mira electric shower over, extractor, tiled flooring, heated towel rail and uPVC window.

uPVC window.

EXTERNALLY

GARDENS The front garden is mainly laid to lawn with borders and hedge to front aspect for privacy. The fence and hedge enclosed rear garden is mainly laid to lawn with a patio area and pathway, this mature garden includes a variety of shrubs, bushes and plants.

FIRST FLOOR

LANDING With uPVC window, carpet flooring and loft access hatch.

GARAGE With up and over, side courtesy door, side window, power and light.

BEDROOM 12' 9" x 9' 9" (3.89m x 2.97m) To front aspect. Built in storage cupboard, central heating radiator, carpet flooring and uPVC window.

DRIVEWAY Providing parking.

BEDROOM 11' 7" x 7' 10" (3.53m x 2.39m) To rear aspect. Built in cupboard, central heating radiator, carpet flooring and uPVC window.

BEDROOM 8' 8" x 7' 11" (2.64m x 2.41m) To rear aspect. Currently being used as an office by present owners, central heating radiator, carpet flooring and





%epcGraph_c_1_210%





MARTIN&CO

Approximate total area⁽¹⁾
856.6 ft²
79.58 m²

Reduced headroom
4.52 ft²
0.42 m²

(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

Martin & Co Guisborough
83 Westgate • Guisborough • TS14 6AF
T: 01287 631254 • E: Guisborough@martinco.com

01287 631254
<http://www.martinco.com>



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.

