



30 Belmangate
Guisborough, TS14 7AB

Auction Price
£120,000

Guide

Energy Rating : D



30 Belmangate

DESCRIPTION

For Sale by Modern Auction

– T & C's apply

- Subject to Reserve Price#
- Buyers fees apply
- The Modern Method of Auction

This delightful and quirky One Bedroom End Of Terrace Cottage is full of character and original features with its history in the fabric of this lovingly cared for home. The accommodation has been expanded by way of a rear ground floor extension to create a sun/garden room and a loft conversion which currently presents as a hobby room has been used as an occasional bedroom.

The property is situated in an historic and picturesque part of the town with Belmangate having direct access into the hills which lie to the south of the town. A particular feature of this deceptively spacious home is the rear west facing walled and gated courtyard garden with a seating area and established planting. The gated driveway provides valuable off road parking, a facility that is rarely available in this area.

The interior boasts a gas central heating system, uPVC double glazing, solar panels to aid energy efficiency, a lounge with an attractive gas stove, a breakfast area which opens to a kitchen with a built-in oven and hob and a garden/sun room offers a second reception area.

To the first floor there is double bedroom served by a modern shower room and a door from the landing leads to a staircase which accesses the converted loft which can be utilised as required.

Shopping facilities, cafes, bars and restaurants literally lie a few minutes walk away and the cricket and rugby club are within easy reach. Guisborough is well served by primary and secondary schools, a sixth form college and road links to the business centres of Teesside. Coastal areas and the North Yorkshire Moors are also there to enjoy. All in all, a delightful home the style of which rarely becomes available. Interest is expected to be high so please call now to arrange your viewing.

Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional

ACCOMMODATION

Ground Floor

Direct Entrance To:

Lounge 20' 3" x 11' 7" (6.17m x 3.53m)

Front aspect uPVC double glazed bow window, uPVC double glazed entrance door with a stained glass pane, beamed ceiling, raised stone fireplace with a tiled hearth incorporating a gas stove with an oak mantle over, connecting stable door to the staircase. The lounge also opens to:

Rear Lobby/Breakfast Area

Radiator, uPVC double glazed window and an understairs cupboard.

Kitchen 10' 6" x 6' 0" (3.20m x 1.83m)

Range of wall and base units with cupboards, drawers and a display cabinet, laminate effect worktops, one and a half inset stainless steel drainer and unit, built-in gas hob with a concealed extractor hood over, built-in eye level fan assisted

30 Belmangate

electric oven, cupboard housing the gas central heating boiler, two uPVC double glazed windows, plumbing for an automatic washing machine space for a fridge/freezer and space for a tumble drier. Connecting door to:

Garden Room 12' 5" x 7' 11" (3.78m x 2.41m)

Radiator. Rear aspect uPVC double glazed window and uPVC double opening doors giving direct access to the courtyard garden. Side aspect bow window.

First floor

Landing

Circular picture window with views towards Highcliffe and the hills.

Bedroom 12' 7" x 11' 7"max (3.83m x 3.53m)

Front aspect uPVC double glazed window, beamed ceiling, double radiator, built-in cupboards.

Shower Room 7' 8" x 6' 10" (2.34m x 2.08m)

White suite comprises a low flush w.c with a hidden cistern and wash hand basin with vanity cupboards below. Double length shower enclosure with a mixer shower and an additional drench shower head. Beamed ceiling, pvc panelled wall, uPVC double glazed window, deep mirrored alcove. Dual fuel heated towel radiator.

Door from the landing leads to a staircase and loft room:

Loft Room

Boarded, insulated and carpeted and presents currently as a hobby room but has been used as an occasional bedroom in the past. uPVC double glazed window and a double glazed roof window. Range of fitted cupboards. An abundance of electrical sockets. Sloping roof and exposed beams.

OUTSIDE

Rear Courtyard Garden

Enclosed and enjoying a sunny west facing position with raised sandstone fronted borders, fencing, apple tree and a seating area.

Drive

Gated access off Fountains Close provides valuable off road parking for one car which is a rare commodity for this type of home on Belmangate.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.