



**Bankside Belmangate**  
Guisborough, TS14 7BD

**£395,000**

**Energy Rating : E**



# Bankside Belmangate

---

## Description

Rarely available on the open market in this sought after area, this Three Bedroom Detached House built in 1976 of individual design offers enormous potential and sits in a great sized plot set back from the road via a gated driveway with a 32' long garage and adjacent carport which runs the full length of the garage with ample off road parking for multiple vehicles and generous private gardens that are not directly overlooked at the front or rear, the rear enjoys a sunny south west facing position.

Benefits include oil central heating uPVC double glazing, a fitted kitchen with a utility room, ground floor w.c., a welcoming lounge which opens to a conservatory and three good sized bedrooms which are served by a family bathroom with a separate shower.

The potential offers great options to create a wonderful family home within one of the most sought after locations in Guisborough with close access points to the hills, the Rugby Club, the town centre and good schooling. Coastal areas and the North Yorkshire Moors are also within easy reach as are the business areas of Teesside.

This is a simple chain free sale with immediate vacant possession upon completion so please call now to arrange your viewing.

## Accommodation

### **Porch Entrance** 8' 2" x 4' 1" (2.48m x 1.24m)

Upvc double glazed entrance door and window.

### **Hallway** 11' 3" x 5' 6" (3.42m x 1.68m)

Internal window to the porch, built in double cloaks cupboard and a double radiator.

### **Lounge** 19' 8" x 12' 11" (5.99m x 3.93m)

Beamed ceiling, front aspect upvc double glazed bow window, Adams style fire place with a marble inset and hearth incorporating a coal effect electric fire. Double radiator. Opening to :-

### **Conservatory** 17' 5" x 9' 10" (5.30m x 2.99m)

Upvc double glazed window and two upvc double glazed access doors to the rear garden. Connecting door to:-

### **Inner Lobby**

Door to a separate wc.

### **Separate WC**

White low flush wc and pedestal wash hand basin. Upvc double glazed window.

### **Utility Room** 6' 0" x 9' 0" (1.83m x 2.74m)

Upvc double glazed window, space for a fridge freezer, plumbing for an automatic washing machine. Stainless steel drainer and unit, free standing Worcester gas central heating boiler.

### **Kitchen** 13' 11" x 9' 11" (4.24m x 3.02m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. One and a half inset coloured single drainer and unit with a mixer tap, free standing electric cooker with a concealed extractor hood over. Built in under counter fridge, built in under counter freezer, storage cupboard and upvc double glazed windows.

## First Floor

### **Landing**

Upvc double glazed window. Access to the loft space via a ladder which is boarded and insulated.

### **Bedroom 1** 11' 6" x 13' 1" (3.50m x 3.98m)

With views over farmland from the upvc double glazed window. Radiator and a built in wardrobe.

# Bankside Belmangate

---

## **Bedroom 2** 10' 3" x 13' 0" (3.12m x 3.96m)

Hill views from the upvc double glazed window, built in double wardrobe and a radiator.

## **Bedroom 3** 10' 2" x 7' 1" (3.10m x 2.16m)

Hill views in the distance from the upvc double glazed window. Radiator.

## **Bathroom** 13' 1" x 9' 1" (3.98m x 2.77m)

White fourpiece suite comprising of a low flush wc, bidet, pedestal wash hand basin and a panel bath. Separate shower enclosure with a mixer shower. Upvc double glazed window, double radiator and a built in double sized linen cupboard. Part tiled walls.

## **Externally**

### **Driveway**

The property is set back from the road and is accessed via a long gated driveway which provides ample off road parking for multiple vehicles.

### **Detached Garage** 32' 0" x 0' 0" (9.75m x 0.00m)

Wooden doors and a side window. Adjacent car port that runs the full length of the garage.

### **Gardens**

Established gardens with mature planting. To the front there are mature evergreens and trees. The generous sized rear garden affords a high degree of privacy and is not overlooked with an extensive lawn, hedging, conifers and mature planting and enjoys a south-west facing position.

### **Council Tax Band**

Council tax band:- F

### **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.

# Bankside Belmangate



**selectiv**  
PROPERTIES



**Bankside Belmangate**  
Guisborough, TS14 7BD

**£395,000**

Energy Rating :



**Viewing Arrangements**  
**Tel: 01287 630733**  
**Email: [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)**

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.