



7 Woodale Close
Guisborough, TS14 6GE

£295,000

Energy Rating : C



7 Woodale Close

Description

Offered at an EXCELLENT PRICE to enhance an early sale with no onward chain, this lovely Four Bedroom Detached House sits at the end of a quiet cul-de-sac within the highly popular Regency Gardens development which is well placed for access to Laurence Jackson School. Built to the Mcleans 'Faversham' design, the property features gas central heating, uPVC double glazing, a ground floor cloakroom/w.c, study/snug/playroom, a rear aspect lounge which opens to a generous sized conservatory which takes full advantage of the views over the quite delightful west facing rear landscaped garden, a fitted kitchen with a built-in oven and hob, an en-suite master bedroom and a modern white bathroom which serves the remaining three bedrooms. Outside there is a double width driveway, an integral garage and beautifully tended and stocked gardens, the rear is west facing and enjoys a degree of privacy. The town centre with its wide range of amenities, Prior Pursglove College, road links to the business areas of Teesside and the coastal towns of Redcar and Saltburn are all within easy reach. At this price point, early viewing is strongly recommended so please call us now.

Accommodation

Hallway

Radiator and coved ceiling.

Cloakroom/WC

White two piece suite comprising of a low flush wc and wash hand basin. Radiator and extractor unit.

Study/Playroom/Snug/Dining Room 10' 4" x 8' 9" (3.15m x 2.66m)

Front aspect upvc double glazed window, radiator and coved ceiling. Accessed from double doors from the hallway.

Lounge 12' 5" x 13' 1" (3.78m x 3.98m)

Upvc double glazed window, coved ceiling and radiator.

Conservatory 12' 7" x 12' 3" (3.83m x 3.73m)

Upvc double glazed access door to the garden. Ceiling fan/light

Breakfast Kitchen 15' 11" x 8' 9" (4.85m x 2.66m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. One and a half inset stainless steel drainer and unit with a mixer tap. Built in gas hob and fan assisted electric oven with a concealed extractor hood over. Tiled surrounds, plumbing for a washing machine, dual aspect upvc double glazed windows, side access door and radiator. Please note that the white goods would be available by separate negotiation.

First Floor

Landing

Access to a partially boarded and insulated loft space. Airing cupboard and an additional storage cupboard.

Bedroom 1 11' 9" x 11' 10" (3.58m x 3.60m)

Two sets of built in double wardrobes. Three front aspect upvc double glazed windows, radiator and an alcove with a tv point,

En-Suite

White two piece suite comprising of a low flush wc and pedestal wash hand basin. Shower enclosure with a mixer shower and an additional drench shower head, radiator, upvc double glazed window and part tiled walls.

Bedroom 2 10' 4" x 8' 9" (3.15m x 2.66m)

Alcove with a tv point, built in double wardrobe, upvc double glazed window and radiator.

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Bedroom 3 8' 10" x 9' 8" (2.69m x 2.94m)

Upvc double glazed window, radiator and built in double wardrobes.

Bedroom 4

Upvc double glazed window and radiator.

Bathroom

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath. Part tiled walls, extractor unit and radiator.

Externally

Driveway

Three car driveway that connects to an integral garage.

Integral Garage

Up and over door and a new combination boiler, (which was fitted 2 years ago and which is serviced annually).

Gardens

There are beautifully landscaped gardens to the front and rear. The front garden with an abundance of planting which frames the house. A gated side entrance gives access to the delightful and enclosed rear garden which must be viewed to be appreciated. There are seating areas, pergola and an abundance of flowering plants, bushes, evergreens and conifers. Lawn and summerhouse. Covered electrical sockets, cold water tap and water butt. This is a lovely space to enjoy as it affords a high degree of privacy and is the perfect place to sit and enjoy the summer evenings.

Council Tax Band

Council tax band:- E

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 performance certificate (EPC)			
Energy rating	C	AP Property type	
Property type	Detached house	Energy class	100 kWh/m ² per year (incl. heat loss)
Grade floor area	100 square metres		

Rules on letting this property

Properties can't be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/271173/landlord_guidance.pdf)

Energy rating and score

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

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

Properties get a rating from A (best) to G (worst) as well as a score. The better the score, the more likely to be...

For properties in England and Wales:
the average energy rating is E,
the average energy score is 60.

Viewing Arrangements

Tel: 01287 630733

Email: 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.