



14 Sandringham Road
Little Moorsholm, TS12 3HS

£145,000

Energy Rating :



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Description

This 3-4 Bedroom Semi-Detached Dormer House presents an ideal opportunity for anyone wanting to put their own mark on a property as it has been significantly reduced in price to reflect the fact there is a positive shale test for risk of movement (that there are no visible signs of cracks or movement to the property and hasn't been any in the last 55 years it was a family home), but the end result would be a wonderful family home, as it has been for many years for the previous owners with the scope to extend subject to the necessary permissions and consents. The accommodation is much larger than its outward appearance would have you believe and offers versatility for anyone requiring ground floor living as one of the reception rooms could double up as a bedroom and there is a combined bathroom on the ground floor with a further two bedrooms on the first floor (master en-suite). The property is heated by a gas central heating system which is complimented by uPVC double glazing. Outside there is a gated driveway providing off road parking, a single detached garage and well tended low maintenance gardens to the front and rear, the rear enjoys a south west facing position and a good degree of privacy. Little Moorsholm is a small development with a great sense of community and access points to country walks, bus services, local shopping facilities, a pharmacy and a post office in nearby Lingdale village. Coastal areas and the North Yorkshire Moors National Park are also within easy reach. This is a simple chain free sale so please call us now to arrange your viewing.

Accommodation

L Shaped Hallway

Upvc double glazed entrance door and a radiator.

Lounge 21' 4" x 11' 0" (6.51m x 3.36m)

Front aspect upvc double glazed window and radiator. Stone fire place with a fitted coal effect gas fire/back boiler. Staircase off to the first floor.

Kitchen 13' 11" x 9' 2" (4.23m x 2.79m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Inset stainless steel drainer and unit with a mixer tap, plumbing for a washing machine, built in gas hob and electric oven. Space for a fridge freezer, radiator, airing cupboard, shelved cupboard and a upvc double glazed window.

Bedroom 4/Dining Room 9' 10" x 9' 0" (2.99m x 2.74m)

Upvc double glazed double opening french doors to the rear garden. Radiator. Please note this room can be utilised as required.

Bedroom 3 13' 3" x 10' 5" (4.05m x 3.18m)

Hardwood sealed unit double glazed window and radiator.

Bathroom

White suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with an electric shower over with a curtain and rail. Walls are part tiled and part wood panelled. Radiator and a upvc double glazed window.

First Floor

Landing

Built in cupboard.

Bedroom 2 10' 7" x 10' 4" (3.22m x 3.16m)

Eaves access point, upvc double glazed window and radiator.

Bedroom 1 9' 1" x 12' 6" (2.76m x 3.80m)

Built in cupboard and radiator.

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Internal En-Suite Shower Room

White low flush wc and pedestal wash hand basin. Shower enclosure with an electric shower, extractor unit and part tiled walls.

Externally

Driveway

Long gated driveway which gives access to a detached garage.

Detached Garage

With wood doors.

Gardens

There are gardens to the front and rear. The front is gravelled so offers a low maintenance option. The south/west facing rear garden is of a generous size and includes lawn, pathway, mature trees and planting and offers a high degree of privacy.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

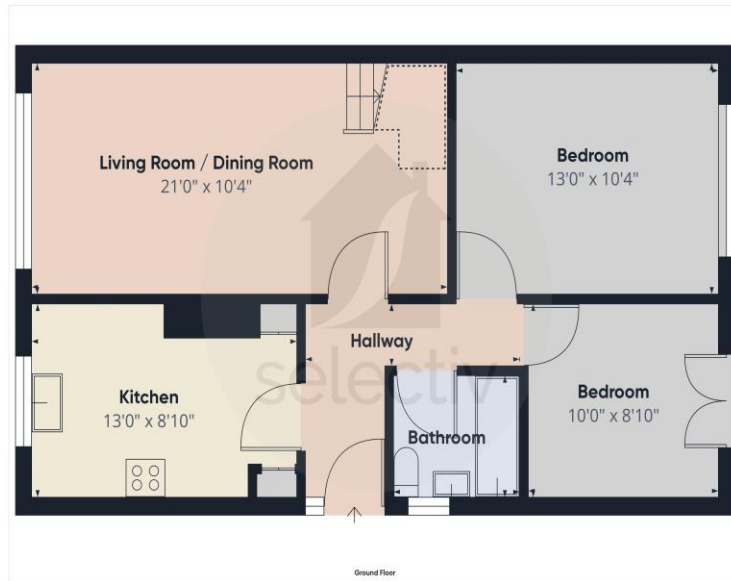
A full Energy Performance Certificate is available upon request.

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.



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.