

**33 Scholars Gate**  
Guisborough, TS14 8LT

**£200,000**

**Energy Rating : D**



## 33 Scholars Gate

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### Description

A superb Barratt built Three Storey/Three Double Bedroom Town House occupying a lovely position towards the end of the cul-de-sac within a small development off Aldenham Road, affording views of the forest and hills from the south facing front elevation.

This stylish home has been meticulously kept with the ground floor living accommodation expanded by the addition of a conservatory which is accessed via double opening doors from the lounge. Other notable features include a renewed composite front door, gas central heating system with a new boiler fitted in August 2024 (carrying a warranty), uPVC double glazing, a fitted kitchen with a built-in oven and hob, ground floor cloakroom/w.c., two second floor bedrooms served by a family bathroom and a second floor principal bedroom with a shower room/w.c. Please note new flooring was fitted in the bathroom & en-suite room in August 2024.

Outside there is a small low maintenance front garden and an enclosed and private rear garden which is not overlooked. The garage is located in an adjacent detached block of three having power, light, an up/over door and a vent for a tumble drier. There is an additional driveway to the front.

The property is accessible to lovely woodland walks, good schooling, local shopping facilities, bus services and the town centre itself. Ideal for couples or young families with viewing highly recommended.

### Accommodation

#### Hallway

Composite entrance door and a built in cupboard.

#### Cloakroom/WC

White two piece suite comprising of a low flush wc and wash hand basin. Contemporary styled radiator.

#### Kitchen 11' 9" x 6' 1" (3.58m x 1.85m)

Range of wall and base units with cupboards drawers and laminate effect worktops. Tiled surrounds, built in gas hob and a fan assisted electric oven with an extractor hood over. Cupboard housing the newly fitted gas central heating boiler (Aug 2024), plumbing for a washing machine, electric skirting radiator and a front aspect upvc double glazed window. One and a half inset single drainer and unit with a mixer tap.

#### Lounge 17' 11" x 12' 11" (5.46m x 3.93m)

Side aspect upvc double glazed window, understairs cupboard, radiator and coved ceiling. Double opening upvc double glazed french doors which give direct access to the conservatory.

#### Conservatory 9' 8" x 8' 4" (2.94m x 2.54m)

Brick base, upvc double glazed windows and double doors out to the private rear garden. Ceiling fan/light.

### First Floor

#### Landing

Radiator.

#### Bedroom 2 12' 9" x 8' 9" (3.88m x 2.66m)

South facing hill views from both upvc double glazed windows. Radiator. Full length built in wardrobes to one wall.

#### Bedroom 3 12' 9" x 8' 9" (3.88m x 2.66m)

Comprehensive range of fitted wardrobes with bedside cabinets, overhead cupboards and to the opposite wall there is a fitted wardrobe with overbed cupboards, open shelving. Lovely views over the garden from the upvc double glazed window. Radiator.

#### Family Bathroom 6' 1" x 6' 4" (1.85m x 1.93m)

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White suite comprising of a low flush wc, wash hand basin with vanity cupboards below, panel bath with a mixer shower over and a glazed screen. New flooring. Double radiator, extractor unit, shaver point and the shower area is PVC panelled.

### Second Floor

#### Half Landing

#### Bedroom 1 14' 9" x 12' 10" (4.49m x 3.91m)

South facing hill and forest views from the front aspect upvc double glazed window. Radiator, access to a loft space. Connecting door to a walk in closet with a radiator.

#### En-Suite Shower Room

White suite comprising of a low flush wc with a hidden cistern, wash hand with vanity cupboards below, quad style shower enclosure with a mixer shower. Chrome effect heated towel radiator, double glazed velux roof window, extractor unit, shaver point and half tiled walls.

#### Externally

#### Driveway

Tarmac laid driveway which gives access to the detached garage.

#### Detached Garage 18' 8" x 8' 9" (5.69m x 2.66m)

Situated in a block of three and is the one closest to the house. Up and over door, power/electric lights and is vented for a tumble dryer.

#### Gardens

There is a small open plan garden with lawn and a gravel bed whilst a gated side entrance gives access to the good sized rear garden which enjoys a high degree of privacy. Established conifers, lawn, patio/seating area and pathways. This is a lovely area to enjoy those warm summer evenings.

#### Council Tax Band

Council tax band:- C

#### Energy Performance Certificate

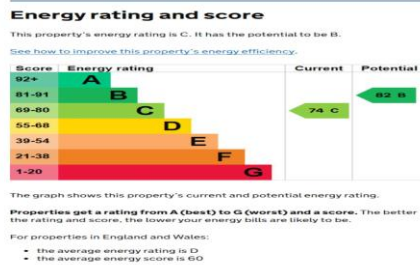
A full Energy Performance Certificate is available upon request.

#### 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

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**Viewing Arrangements**

**Tel: 01287 630733**

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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.