



66 Great Auk
Guisborough, TS14 8PQ

£415,000

Energy Rating : B



66 Great Auk

DESCRIPTION

OFFERED AT A NEW PRICE - Located within the highly sought after Galley Hill area of Guisborough in a south facing position with views towards Highcliffe, a fine example of a Four Bedroom Detached Home offering meticulously kept and incredibly family friendly living accommodation that is much larger than its outward appearance would have you believe. From a heat efficiency point of view, this highly desirable home benefits from gas central heating complimented by uPVC double glazing and solar panels. The sellers made a great investment to make this house more energy efficient to reduce the reliance on grid electricity therefore lowering their energy bills, a major consideration for any prospective purchaser with the rising cost of living. They also invested in a solar diverter, this is used in conjunction with the solar panels to optimise energy using by directing any excess energy generated to heat the water. Details of income/savings can be made available on request. Other notable features include a burglar alarm system which is serviced annually, a lounge and separate dining room, a study which could be utilised as required, even possibly a 5th bedroom, ground floor cloakroom/w.c., fitted kitchen with built-in appliances, a separate utility room, en-suite master bedroom with the remaining three bedrooms served by a contemporary styled white bathroom with a full length deep tub bath with a shower over. The property occupies an enviable location and within the plot there is a block paved driveway with parking for approximately two cars, a detached double garage and well tended and laid out gardens to the front and rear, the rear is of a generous size and enjoys a sunny position - a lovely space to enjoy and entertain in. The town centre, highly rated schools and road links to the business centres of Teesside are all within each reach. Residents in this area also have exclusive access to the local leisure centre which boasts a squash court and a heated indoor swimming pool. There is also a community hall which offers activities and classes for all age ranges (subject to an annual subscription). So if you are looking for a generous sized family home, please call to arrange a viewing as we cannot recommend this property highly enough.

Ground Floor Accommodation

Hallway 17' 9" x 14' 6" (5.41m x 4.42m)

Upvc double glazed entrance door with a full height adjacent windows, double radiator, staircase off to the first floor, coved ceiling and an understairs cupboard.

Cloakroom/WC 5' 2" x 6' 0" (1.57m x 1.83m)

Coloured low flush wc and pedestal wash hand basin. Upvc double glazed window, radiator and access to a loft space.

Lounge 13' 2" x 16' 6" (4.01m x 5.03m)

Attractive marble fireplace with a coal effect living flame gas fire. Fitted book case with base cupboards below. Shelving, upvc double glazed sliding patio doors which give access to the rear garden. Two double radiators.

Formal Dining Room 10' 10" x 13' 0" (3.30m x 3.96m)

Upvc double glazed window, radiator, coved ceiling and double opening doors to the lounge.

Study/Bedroom 5' 8' 2" x 11' 3" (2.49m x 3.43m)

Views of the Eston hills from the upvc double glazed window, fitted shelving/bookcase with lower base cupboards. Radiator.

Kitchen 14' 4" x 9' 10" (4.37m x 2.99m)

Range of wall and base units with cupboards and drawers, laminate effect worktops and two display cabinets. Built in gas hob with concealed extractor hood over, eye level double fan assisted electric oven, breakfast bar, integrated dishwasher and an integrated fridge freezer. One and a half inset stainless steel drainer and unit with mixer tap, two upvc double glazed windows with lovely views over the garden, part tiled walls and a contemporary styled vertical radiator.

Utility Room 5' 3" x 9' 1" (1.60m x 2.77m)

Upvc double glazed side access door and window, inset stainless steel drainer and unit with a mixer tap and tiled surrounds. Plumbing for an automatic washing machine, laminate effect worktops, wall mounted gas combination boiler and a contemporary styled vertical radiator.

66 Great Auk

First Floor Accommodation

Landing

Double sized airing cupboard (which houses the diverter for the heated water). Upvc double glazed window and access to a partially boarded and insulated loft space.

Principal Bedroom 12' 11" x 13' 6" (3.93m x 4.11m)

Two sets of double wardrobes, coved ceiling, radiator, upvc double glazed window with views beyond.

En-Suite 5' 10" x 7' 11" (1.78m x 2.41m)

White low flush wc with a hidden cistern, wash hand basin with vanity cupboards below and a full length linen cupboard. Full length shower enclosure with a mixer shower, PVC panelled ceiling, range of open shelving, heated towel radiator and fully tiled walls.

Bedroom 2 10' 4" x 11' 11" (3.15m x 3.63m)

Views of the hills and forestry from the upvc double glazed window, range of fitted wardrobes and matching drawers. Radiator.

Bedroom 3 8' 8" x 10' 0" (2.64m x 3.05m)

Views of Highcliff and Roseberry Topping beyond from the upvc double glazed window. Radiator.

Bedroom 4 8' 10" x 11' 1" (2.69m x 3.38m)

Fitted wardrobes and matching drawers and open shelving. Radiator, views of the Eston Hills from the upvc double glazed window.

Contemporary Styled Family Bathroom 6' 4" x 7' 8" (1.93m x 2.34m)

White wash hand basin with vanity cupboards below, low flush wc with a hidden cistern, full length deep tub bath with side taps and a mixer shower over with a folding glass screen. Tiled walls and a chrome effect heated towel radiator.

Externally

The property occupies a generous sized plot and includes a detached double garage.

Detached Double Garage

With two up and over doors, power/electric lights.

Well Presented Gardens

There are well presented gardens to the front and rear. A gated side entrance which access the South facing rear garden which incorporates a circular patio area, shed, two apple trees, plum tree, greenhouse, extensive lawn with established and stocked mature borders.

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



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Merge CAD.

Energy rating and score

This property's energy rating is B. 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

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.