



10 Elm Road
Guisborough, TS14 6JF

£115,000

Energy Rating : D



10 Elm Road

Description

Whether you are looking for a tidy investment with the ability to achieve a healthy rental income or your first home then this is the perfect home for YOU! Being much more than a standard terrace home, boasting modern & deceptively spacious accommodation throughout. All topped off with plenty of parking and garden space, what's not to love? Book your viewing NOW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, living room and open plan fitted kitchen/dining room. To the first-floor; two double bedrooms and family bathroom/WC. Externally; low-maintenance frontage which amplifies off-street parking and mature rear garden.

Accommodation

Entrance Lobby

Upvc double glazed entrance door to the side, double radiator, access to the first floor staircase, dado rail and decorative ceiling coving.

Living Room 13' 8" x 14' 1" (4.16m x 4.29m)

Upvc double glazed window to the front, double radiator, wall mounted electric flicker flame fire with decorative surround. Useful storage cupboard, wall lights and decorative ceiling coving.

Stunning Fitted Kitchen/Dining Area 17' 2" x 7' 9" (5.23m x 2.36m)

Modern range of wall and base units incorporating drawers, laminate worktops, laminate breakfast bar and co-ordinating upstands. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, space for an upright fridge freezer and a concealed gas central heating boiler. Built in electric double oven with hob, stainless steel splash back and cooker hood over. Stylish laminate effect tile effect flooring, double radiator, two upvc double glazed windows to the rear and a upvc double glazed entrance door to the rear.

First Floor

Landing Area

Upvc double glazed window to the side and independent access to all rooms and loft space.

Master Bedroom 10' 8" x 11' 2" (3.25m x 3.40m)

Upvc double glazed window to the front, double radiator, fitted wardrobes and a useful storage cupboard.

Bedroom 2 9' 4" x 11' 8" (2.84m x 3.55m)

Upvc double glazed window to the rear, double radiator and fitted wardrobes.

Family Bathroom/WC

Modern white suite comprising of a panel bath, separate double shower cubicle with dual shower attachments. Vanity wash hand basin with mixer tap, push button wc, PVC clad surrounds, double radiator, stylish LVT flooring and two upvc double glazed windows to the side.

Externally

Frontage

Being designed to amplify off street parking and for low maintenance being laid to a block paved area offering ample off street parking.

Gardens

The rear garden begins with a concrete footpath/patio before extending onto a mature lawn. Further boasting a garden shed and side access gate.

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Council Tax Band

Council tax band:- A

Energy Performance Certificate

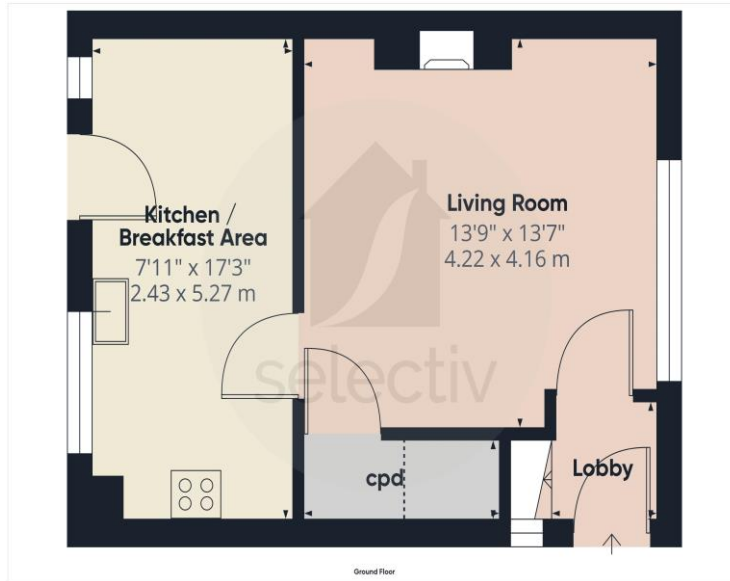
A full Energy Performance Certificate is available upon request.

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**

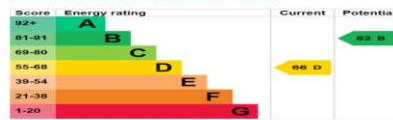
Agent Notes

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 rating and score

This property's energy rating is D. 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

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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.