



**10 Bulmer's Buildings**  
Guisborough, TS14 6EX

**£115,000**

**Energy Rating : D**



# 10 Bulmer's Buildings

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## Description

Fronting onto Park Lane and conveniently placed for access to bus services and the town centre with shopping facilities, cafes and supermarket shopping, this larger style Three Bedroom Inner Terrace House enjoys a south facing position with views of the hills in the distance from the first floor elevation. The house is warmed by gas central heating complimented by double glazing. Features of this beautifully presented home include two reception rooms, a fitted kitchen with a built-in oven & hob, ground floor bathroom with an over bath shower, two double first floor bedrooms with a connecting door from the second bedroom to the third single bedroom. There is some parking provision to the rear and a gated yard. Ideal for a first time buyer, couple or young family and is a simple chain free sale.

## Accommodation

### Hallway

Upvc double glazed entrance door.

### Lounge 12' 0" x 11' 2" (3.65m x 3.40m)

Front aspect upvc double glazed window, double radiator and a coved ceiling.

### Dining Room 14' 4" x 11' 1" (4.37m x 3.38m)

Double opening upvc double glazed french doors which give direct access to the rear courtyard. Double radiator, coved ceiling and an understairs cupboard with shelving.

### Kitchen 10' 7" x 6' 2" (3.22m x 1.88m)

Modern range of wall and base units with cupboard, drawers and laminate effect worktops. Built in gas hob and a fan assisted electric oven with a chimney style extractor hood over. Stainless steel drainer and unit with a mixer tap, plumbing for a washing machine, double radiator and space for a fridge freezer. Side aspect upvc double glazed window and access door to the courtyard. Connecting door to the bathroom.

### Bathroom

White three piece suite comprising of a panel bath with a mixer shower over with an additional shower head. Low flush wc with a hidden cistern, wash hand basin with vanity cupboards below, dual aspect upvc double glazed windows, PVC panelled walls and ceiling and an extractor unit.

## First Floor

### Half Landing

### Bedroom 1 11' 9" x 12' 4" (3.58m x 3.76m)

Front aspect upvc double glazed window, built in wardrobes to one wall, radiator and a coved ceiling.

### Bedroom 2 11' 1" x 14' 7" (3.38m x 4.44m)

Rear aspect upvc double glazed window with south facing views towards the hills. Built in double cupboard which houses the gas combination boiler and an additional overhead cupboard. Radiator. Connecting door to bedroom 3.

### Bedroom 3/Nursery 7' 3" x 6' 2" (2.21m x 1.88m)

Upvc double glazed window with hill views in the distance. Radiator.

## Externally

### Gated Rear Yard

Gated rear yard with a covered electrical socket.

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## **Parking**

Parking to the rear of the property.

## **Council Tax Band**

Council tax band:- A

## **Energy Performance Certificate**

A full Energy Performance Certificate is available upon request.

## **Mortgage Services**

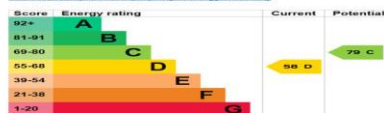
We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS 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 C.  
[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: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

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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.