



19 Rosedale Crescent
Guisborough, TS14 8HZ

£250,000

Energy Rating : C



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Description

Located off The Avenue in the highly regarded Pine Hills development and within walking distance of Galley Hill Primary School, St. Paulinus Roman Catholic Primary School and church, local shopping facilities and The Voyager Pub, this extended Three Bedroom Semi-Detached Home offers expansive living accommodation plus a detached double garage and off road parking for multiple vehicles. Other notable features include gas central heating complimented by uPVC double glazing and solar panels, lounge with a living flame gas fire, a study (which can be repurposed as required), a utility room/w.c., and dining kitchen with living space, conservatory and a generous sized bathroom with a separate shower which serves the three bedrooms. Gardens are to the front and rear, the rear is gated and enclosed. The property sits in a quiet cul-de-sac and is not directly overlooked at the front or back enjoying distant hill views. This lovely home offers great potential for a family to grow into in a highly sought after residential area so please call us now to arrange your viewing. Please note there is a documented NEGATIVE SHALE TEST which was completed in October 2024.

Accommodation

Entrance Porch

Upvc double glazed entrance door.

Lounge 17' 5" x 11' 10" (5.32m x 3.60m)

Distant hill views from the front aspect upvc double glazed window. Radiator and coved ceiling. Adams style fireplace with a marble inset and hearth incorporating a coal effect living flame gas fire. Connecting door to the inner lobby.

Study 12' 8" x 8' 1" (3.87m x 2.46m)

Dual aspect upvc double glazed windows, fitted cupboards and a wash hand basin with drawers below. Double radiator. Please note this room could be re-purposed as required.

Inner Lobby

Staircase off to the first floor.

Utility/WC 8' 5" x 4' 11" (2.57m x 1.51m)

Upvc double glazed window, tiled floor, tiled walls, plumbing for a washing machine, low flush wc, fitted double wall to ceiling cupboards with adjacent storage. Radiator, PVC panelled ceiling and a cupboard which houses the Baxi gas condensing boiler, (which we understand is 4 years old and is serviced annually).

Dining Kitchen with Living Space 22' 4" x 10' 6" (6.81m x 3.21m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Free standing electric cooker with a chrome and glass extractor hood over. Belfast sink, radiator, side aspect upvc double glazed window and two sets of sliding patio doors one of which gives access to the conservatory.

Conservatory 15' 5" x 11' 1" (4.71m x 3.38m)

Brick base with double glazed windows and two sets of doors out to the rear garden. Tiled floor and a ceiling fan/light.

First Floor

Landing Area

Hill views in the distance from the upvc double glazed window. Access to the loft space, radiator and a range of fitted wardrobes with base cupboards.

Bedroom 1 10' 9" x 14' 8" (3.27m x 4.48m)

Front aspect upvc double glazed window with hill views in the distance. Range of fitted wardrobes with base cupboards and drawers. Radiator.

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Bedroom 2 9' 4" x 8' 11" (2.85m x 2.73m)

Range of built in wardrobes. Upvc double glazed window and radiator.

Bedroom 3 8' 11" x 9' 8" (2.73m x 2.95m)

Upvc double glazed window with views of the hills. Radiator.

Bathroom 11' 5" x 8' 6" (3.48m x 2.59m)

White shaped bath with side taps, low flush wc and twin sinks with vanity cupboards below. Double sized separate shower enclosure with an electric shower. Fully tiled walls and floor. Two upvc double glazed windows and a radiator.

Externally

Driveway

Long gated driveway which provides off road parking for multiple vehicles and gives access to a double garage.

Double Garage 24' 0" x 18' 0" (7.31m x 5.48m)

Two electric roller shutter doors, power/electric light, workbench. Loft with a pitched roof which provides overhead storage.

Gardens

There is an open plan lawned front garden and a gated side entrance gives access to the fenced and enclosed rear garden which is not overlooked with a lawn and raised beds and a seating area.

Council Tax Band

Council tax band:- D

Energy Performance Certificate

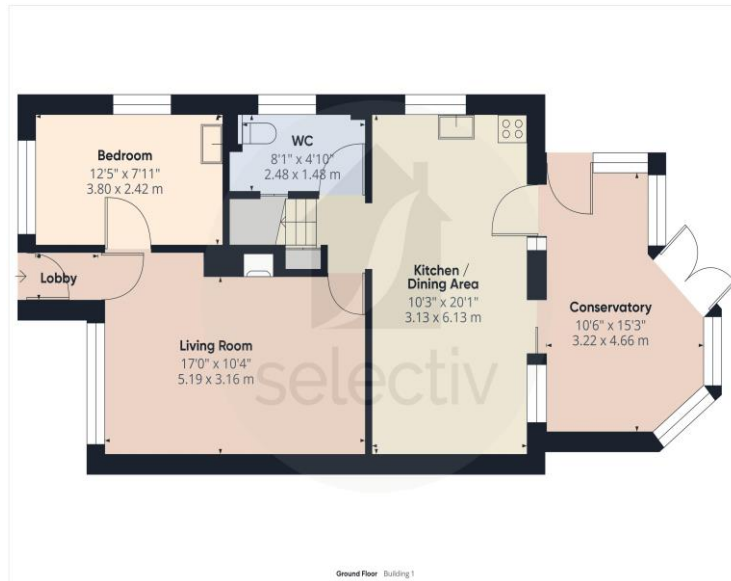
A full Energy Performance Certificate is available upon request.

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

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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.