



198 Woodhouse Road
Guisborough, TS14 6LP

£152,500

Energy Rating : B



198 Woodhouse Road

Description

This Three Bedroom Semi-Detached House is an excellent example of a starter/family home and occupies a generous sized plot with an enclosed west facing garden that is not overlooked with uninterrupted views towards the hills. The generous sized interior benefits from gas central heating complimented by double glazing, cavity wall insulation and solar panels to aid energy efficiency, the latter currently generates approximately £1000 of income annually. Other notable features include a dining kitchen with built-in oven & hob, a conservatory, a side passageway with connecting doors to a utility area and a separate w.c., a first floor bathroom with a jacuzzi bath and a separate shower and a converted loft which can be utilised as required. Outside a concrete imprint driveway provides parking for multiple vehicles, an enclosed west facing garden is there to enjoy and there is a detached garage that is currently utilised as a gymnasium but would easily revert back to its original use. The development is situated just off Park Lane so bus services, a playing field, Guisborough Swim & Fitness Centre on Howlbeck Road and the town centre itself are all within easy reach.

Accommodation

Entrance Porch

Upvc double glazed entrance door and tiled floor. Upvc double glazed entrance door to:-

Lounge 19' 1" x 12' 7" (5.81m x 3.83m)

Coved ceiling, spiral staircase which gives access to the first floor, upvc double glazed entrance doors to :-

Conservatory 13' 5" x 9' 8" (4.09m x 2.94m)

Sealed unit double glazed windows and door to the rear garden. Tiled floor.

Kitchen 19' 8" x 8' 8" (5.99m x 2.64m)

Accessed from an arched opening from the lounge. Range of wall and base units with cupboards, drawers and laminate effect worktops. Built in eye level electric oven and a built in gas hob with an extractor hood over. Plumbing for a washing machine, plumbing for a dishwasher, white one and a half single drainer and unit with a mixer tap, radiator, coved ceiling, part tiled walls and a tiled floor. Breakfast bar, front aspect upvc double glazed window, rear upvc double opening french doors to the garden. Connecting door to a covered side passageway with upvc double glazed front and rear access doors. Connecting door to:-

Utility Area 7' 10" x 6' 5" (2.39m x 1.95m)

Wall mounted Baxi gas combination boiler. Rear window.. Door to a separate wc.

First Floor

Landing

Folding wooden ladder to the converted loft space.

Bedroom 1 10' 8" x 12' 5" (3.25m x 3.78m)

With lovely views of the hills from the upvc double glazed window. Radiator.

Bedroom 2 12' 6" x 11' 2" (3.81m x 3.40m)

Views towards the hills from the upvc double glazed window and radiator. Coved ceiling.

Bedroom 3 8' 2" x 7' 3" (2.49m x 2.21m)

Upvc double glazed window and radiator.

Bathroom 8' 11" x 8' 1" (2.72m x 2.46m)

White low flush wc and wash hand basin with vanity cupboards below. Jacuzzi bath with a shower attachment to the bath taps. Separate steam shower cubicle, double radiator, tiled walls and a wall mirror.

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Converted Loft Space 11' 3" x 8' 6" (3.43m x 2.59m)

Eaves storage on both sides, two double glazed velux roof windows, boarded, insulated and carpeted. Power/electric lights.

Externally

Driveway

Concrete imprint driveway which provides car parking for multiple vehicles.

Gardens

The front garden is set behind a brick boundary wall. A gated entrance gives access to the enclosed west facing rear garden which enjoys a degree of privacy. There is a shed which is currently in front of the detached garage.

Detached Garage

Currently presents as a gym its concrete sectional with power/electric lights but it can be easily reverted back to its original use.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

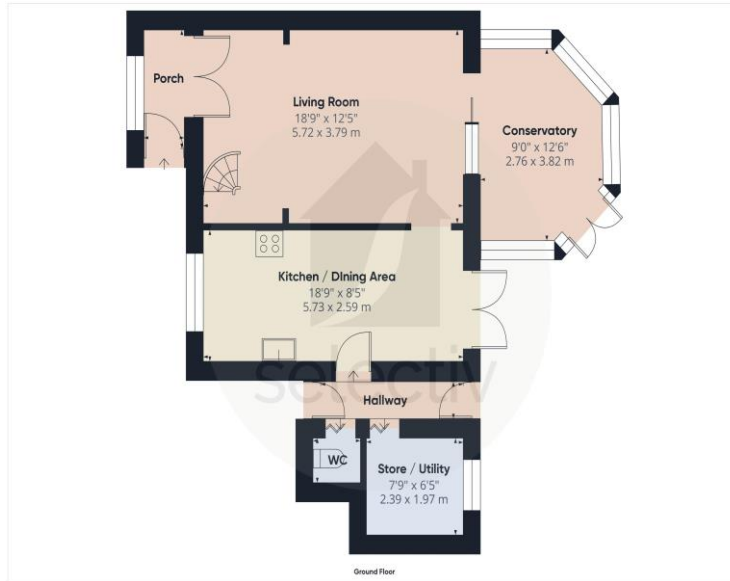
A full Energy Performance Certificate is available upon request.

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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

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Email: guisborough@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.