



30 Fryup Crescent
Guisborough, TS14 8LG

£229,950

Energy Rating : C



30 Fryup Crescent

Description

Occupying a south facing position with the backdrop of the hills and forest at the head of a quiet cul-de-sac, an extended and stylish Three Bedroom Semi-Detached House which has been remodelled and restyled creating a lovely family home that is significantly larger than first impressions would have you believe.

The beautifully presented interior features gas central heating, uPVC double glazing, a welcoming lounge with bi-fold doors which open to a dining kitchen with a gas range, and a luxurious contemporary styled bathroom with an egg shaped bath and a separate full length level walk-in shower.

Outside a driveway provides off road parking for two/three cars and gives access to an integral single garage. The enclosed south facing rear garden is designed for low maintenance & enjoys views towards the hills.

Fryup Crescent is a small cul-de-sac off Aldenham Road and is close to access points for lovely hill walks. It is also well placed for the town centre, good schooling and neighbourhood shopping facilities at Esk Close.

This lovely family home definitely merits your time for an early viewing so please call us now.

Accommodation

Porch Entrance

Upvc double glazed entrance door with feature panes. Wood flooring and a gas base metre cupboard.

Living Room 11' 11" x 11' 0" (3.63m x 3.35m)

Front aspect upvc double glazed window, radiator, feature wall, coved ceiling and an understairs cupboard. Media unit which incorporates a log effect electric fire. Bi-fold doors to the dining kitchen.

Dining Kitchen 17' 0" x 19' 4" (5.18m x 5.89m)

Modern range of wall and base units with cupboards, drawers and solid wood worktops. Plumbing for a washing machine. Belling gas range with a glass splashback and a double width extractor hood over. Space for an American fridge freezer. Courtesy door to the garage, (which lays beyond where the fridge is currently). radiator and wood flooring. Inset stainless steel drainer and unit with a hose mixer tap and a coved ceiling. Staircase off to the first floor, double opening upvc double glazed doors to the south facing rear garden. Upvc double glazed rear access door and window.

First Floor

Landing

Radiator and a deep double sized cupboard, coved ceiling, access to the loft space and a upvc double glazed window.

Bedroom 1 10' 7" x 10' 1" (3.22m x 3.07m)

South facing hill views from the upvc double glazed window. Overstairs storage cupboard, built in double wardrobe and a radiator.

Bedroom 2 9' 7" x 9' 1" (2.92m x 2.77m)

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

Bedroom 3 11' 0" x 7' 5" (3.35m x 2.26m)

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

Luxurious Bathroom 9' 3" x 7' 5" (2.82m x 2.26m)

Luxurious and generously proportioned bathroom with a white suite comprising of a low flush wc with a hidden cistern. Deep tub egg shaped bath with a shower attachment, twin wash hand basins with vanity cupboards below. Full length walk in mixer shower with an additional drench shower head, tiled walls and floor and an extractor unit. Upvc double glazed window.

Externally

30 Fryup Crescent

Parking

Off road parking for approx 2-3 cars and gives access to the integral garage. Adjacent gravelled beds.

Integral Garage 10' 8" x 7' 5" (3.25m x 2.26m)

Up and over door and courtesy door into the kitchen.

Rear Garden

A gated side entrance gives access to the south facing rear garden which incorporates lawn, shed, decked area, patio and enjoys a very sunny aspect.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

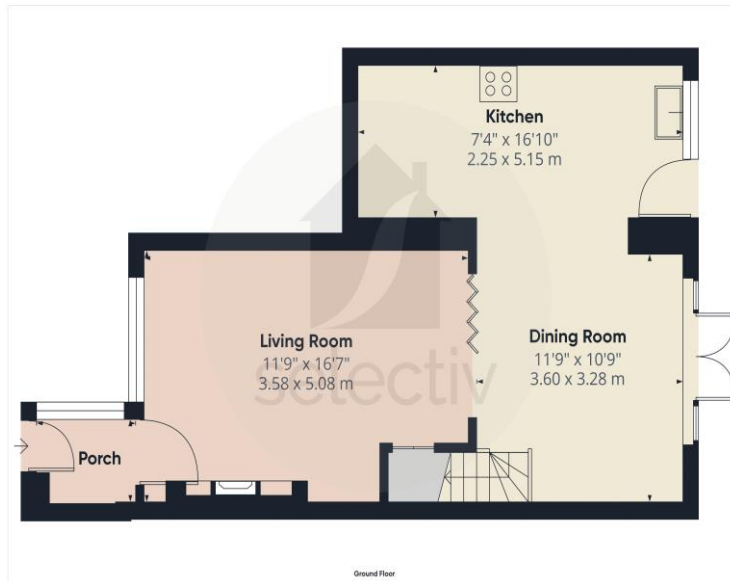
A full Energy Performance Certificate is available upon request.

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 C. 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.