



**225 Westgate**  
Guisborough, TS14 6NJ

**£108,000**

**Energy Rating : D**



# 225 Westgate

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## Description

This modernised and very well cared for Mid-Terraced Cottage Style House is much larger than its outward appearance would have you believe with the space on offer requiring inspection to be fully appreciated. Notable features include gas central heating, uPVC double glazing, a rewire in October 2023, a front aspect lounge, a separate dining room with a log burner, a fitted kitchen, a modern white ground floor bathroom with an over bath shower, three double bedrooms and an enclosed rear yard with access from the dining room. Located on historic Westgate, the property is ideally positioned for access to bus services and the town centre itself with its wide range of individual shops, supermarket shopping, cafes, bars, post office and restaurants. Ideal for first time buyers, couples, younger families or those looking for an investment.

## Accommodation

### Hallway 3' 1" x 11' 5" (0.94m x 3.48m)

Upvc doorway opens to the hallway with a dado rail, staircase to the first floor and radiator.

### Lounge 9' 2" x 11' 1" (2.79m x 3.38m)

Front aspect upvc double glazed sash window and radiator.

### Dining Room 10' 1" x 13' 10" (3.07m x 4.21m)

A lovely cosy room with exposed beams and a log burning stove. Understairs storage and double glazed patio doors which lead to the yard.

### Kitchen 6' 4" x 11' 3" (1.93m x 3.43m)

A range of wall and base units incorporating cupboards, drawers and wood effect worktops. Tiled splashbacks, one and a half stainless steel drainer and unit. Gas hob and electric oven. Plumbing for a washing machine, downlights, two double glazed windows and a upvc door giving access to the yard.

### Family Bathroom 6' 8" x 9' 6" (2.03m x 2.89m)

A white three piece suite comprising of a panel bath with electric shower over, low flush wc and a wash hand basin. PVC panelled walls, two frosted double glazed windows and a radiator.

## First Floor

### Landing

Access to the loft space and independent access to all rooms.

### Bedroom 1 16' 0" x 11' 1" (4.87m x 3.38m)

An elegantly proportioned room with Upvc double glazed sash windows and radiator. Overstairs storage cupboard and shelving built into the alcoves.

### Bedroom 2 8' 9" x 11' 0" (2.66m x 3.35m)

Upvc double glazed window, radiator and built-in storage.

### Bedroom 3 6' 10" x 13' 10" (2.08m x 4.21m)

Double glazed window and radiator.

## Externally

### Rear Yard

Block paved for easy maintenance, outside tap and gated access to the rear alley.

## Council Tax Band

## 225 Westgate

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Council tax band:- A

### **Energy Performance Certificate**

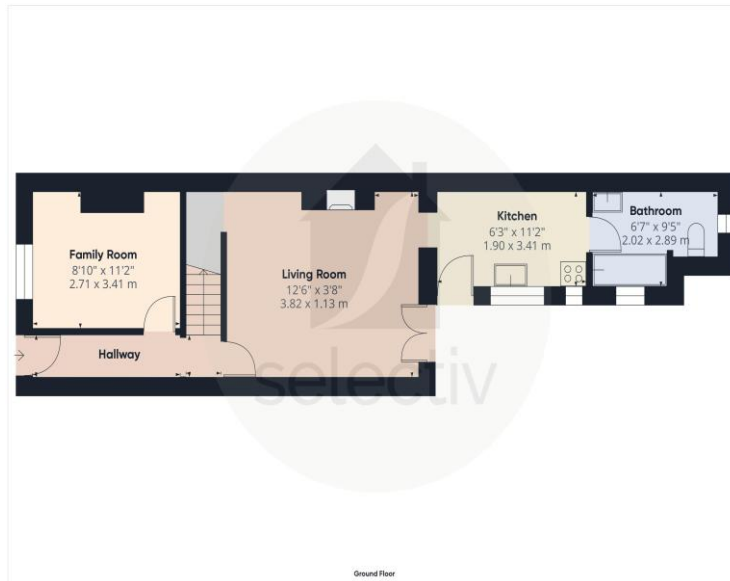
A full Energy Performance Certificate is available upon request.

### **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: [guisborough@selectiv.co.uk](mailto: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.