

99 Woodhouse Road
Guisborough, TS14 6LW

£129,950

Energy Rating :



99 Woodhouse Road

Description

This south facing Three Bedroom Inner Terrace House which is much bigger than its outward appearance would have you believe, provides an ideal opportunity for first time buyers, couples, young families or investors and is offered with no onward chain. Very well presented throughout, benefits include gas central heating, uPVC double glazing, a rear aspect lounge, a dining kitchen with a gas range, a garden room and a very useful workshop/storage area. To the first floor, a modern white bathroom with a hand shower attachment to the bath taps serves the three bedrooms. Outside there is street parking and gardens to the front and rear, the sunny and easy care rear is enclosed, has mature planting, multiple seating areas and views towards the hills. The town centre, leisure centre, playing fields, bus services and road links are all within easy reach. An affordable home highly recommended for an early viewing.

Accommodation

Hallway

Understairs cupboard, double radiator and an attractive slate floor. Upvc double glazed window, upvc double glazed entrance door and staircase off to the first floor.

Lounge 12' 11" x 12' 8" (3.93m x 3.86m)

Rear aspect upvc double glazed window with south facing views of the hills beyond. Solid wood floor, shelving to one of the alcoves, dado rail and a coved ceiling.

Dining Kitchen 18' 11" x 8' 7" (5.76m x 2.61m)

Dual aspect upvc double glazed windows, slate flooring and a double radiator. Range of wall and base units with cupboards, drawers and solid wood worktops. Plumbing for a washing machine, stainless steel drainer and unit, New world gas range and tiled surrounds. Upvc double glazed connecting door to the garden room.

Garden Room 10' 2" x 7' 6" (3.10m x 2.28m)

Rear aspect upvc double glazed window. Connecting door to the side alley. Connecting door to a workshop/storage area.

Workshop/Storage Area 11' 7" x 6' 10" (3.53m x 2.08m)

Power/electric light and a cold water tap.

First Floor

Landing

Access to the insulated loft space, cupboard houses the wall mounted gas combination boiler. Upvc double glazed window.

Bedroom 1 12' 10" x 10' 10" (3.91m x 3.30m)

South facing views of the hills from the upvc double glazed window. Radiator.

Bedroom 2 10' 8" x 10' 6" (3.25m x 3.20m)

Upvc double glazed window and radiator.

Bedroom 3 10' 0" x 8' 1" (3.05m x 2.46m)

Built in cupboard, upvc double glazed window with hill views in the distance. Radiator.

Bathroom 8' 4" x 7' 7" (2.54m x 2.31m)

White suite comprising of a low flush wc, pedestal wash hand basin and a deep tub cast iron bath with a chrome hand held shower attachment to the bath taps. Two upvc double glazed windows, coved ceiling, radiator and a shelved alcove suitable for a shower if preferred.

Externally

99 Woodhouse Road

The property occupies a slightly elevated site.

Parking

Street parking.

Gardens

There are gardens to the front and rear. The rear is enclosed and south facing enjoys a lovely sunny position with mature planting and has paving and gravel beds. Water tub, conifers, are of artificial turf and multiple seating areas.

Side Alleyway

With access to the garden.

Council Tax Band

Council tax band:-

Energy Performance Certificate

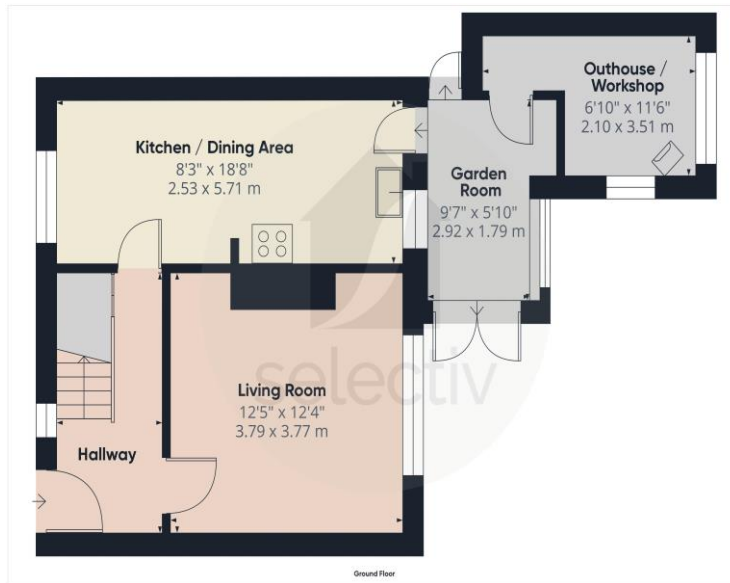
A full Energy Performance Certificate is available upon request.

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

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.