



100 R Westgate
Guisborough, TS14 6AP

£139,995

Energy Rating : E



100 R Westgate

DESCRIPTION

Rarely available to the market, this Grade II listed terraced sandstone cottage with a pantile roof boasts many original features such as beamed ceilings, sash windows to the front elevation and fireplaces. Its charm and character is immediately apparent and only fully appreciated through viewing. Other notable attractions include gas central heating complimented by some uPVC double glazing, two first floor bedrooms and an attic room which is ripe for development subject to the necessary consents. There is also a rear garden. Westgate is within close walking distance of the town centre with its individual shops, supermarket shopping, bus services, banks, post office, cafes, bars and restaurants. Certified treatment plan in place for Japanese Knotweed

EPC

Energy Performance Certificate A full Energy Performance Certificate is available upon request.

Mortgage Services

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

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.

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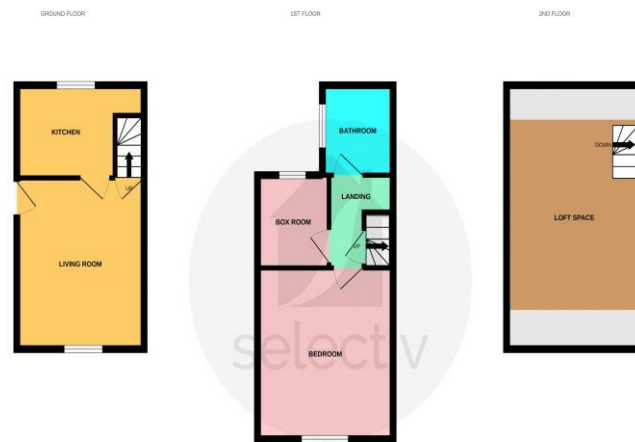
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Viewing Arrangements
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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.