



Whitby Lane
Guisborough, TS14 7GD

Auction

ONLINE

Energy Rating :



Whitby Lane

Description

A fine example of apartment living for anyone looking for one level living on the ground floor with wider opening doors for anyone with mobility issues or a holiday let (which is how it presents itself now) with details of income and occupancy available on request. OFFERED FULLY FURNISHED, the very well presented accommodation is accessed from the rear of the development with a communal door which only serves two apartments, numbers six and seven. Electric central heating is complimented by sealed unit double glazed georgian style windows, there are two double bedrooms, a smart white bathroom with a shower and a fully equipped open plan dining kitchen with living space. Car parking is to the rear of the development accessed via double gates. The location is within easy reach of the town centre, supermarket shopping, a wide range of shopping facilities, cafes, restaurants and road links including those to the North Yorkshire Moors. This is a chain free sale and viewing is highly recommended.

Entrance Vestibule 4' 3" x 4' 9" (1.29m x 1.45m)

Connecting door to:

Hallway 18' 7" x 4' 3" minimum (5.66m x 1.29m)

Wood floor, wall mounted electric heater.

Open Plan Living/Dining Area With Kitchen 16' 5" reducing to 12' 1" x 14' 1" (5.00m x 4.29m)

Wall and base units, single drainer and unit, built in electric oven and hob with a contemporary style extractor hood, integrated dishwasher, integrated washer/dryer, integrated fridge, built-in cupboard which houses with electric water tank. Cupboard housing the electric water tank.

Bedroom 1 13' 2" minimum x 8' 10" (4.01m x 2.69m)

Electric wall heater.

Bedroom 2 10' 0" minimum x 9' 2" (3.05m x 2.79m)

Electric wall heater.

Half Tiled Bathroom 8' 8" x 6' 6" (2.64m x 1.98m)

White three piece suite including a panelled bath with a chrome effect shower attachment/curtain/rail, low level w.c. and a pedestal wash hand basin. Extractor hood, electric wall heater.

External

There is a gated private residents car park to the rear of the development and communal lawned gardens.

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.

GROUND FLOOR



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

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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.