



## 65 Montagus Harrier Guisborough, TS14 8PB

**£135,000**

**Energy Rating :**



# 65 Montagus Harrier

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## DESCRIPTION

Situated in a mews like location off Herongate within the highly regarded Galley Hill area of the town, this One Bedroom Terraced Town House is in immaculate condition throughout and is ready to move into and enjoy straight away as good quality furniture would be available by separate negotiation. This lovely property is ideal as a starter home, as an investment property or simply for those looking to downsize to a more manageable home. Cul-de-sac positioned with only pedestrian access to the front, notable features include gas central heating, uPVC double glazing, a welcoming and cosy lounge with an access door to the enclosed rear garden, a smartly fitted kitchen with a built-in oven and hob, a modern white first floor bathroom with an over bath shower and a parking space in a dedicated area for residents. Owners in the area have access to the estates leisure centre which boasts an indoor swimming pool, squash courts and a community hall (for annual fee). We cannot recommend this property highly enough so please call now to arrange your viewing.

## Accommodation

### Hallway

Radiator and a storage cupboard. Upvc double glazed entrance door.

### Kitchen 6' 4" x 7' 0" (1.93m x 2.13m)

Attractive range of wall and base units with cupboards and drawers, wood effect worktops, circular stainless steel drainer and unit with mixer tap, built in electric hob, chrome splash back and a chimney style extractor hood over and a built in fan assisted electric oven. Plumbing for an automatic washing machine, upvc double glazed window, part tiled walls and radiator.

### Lounge 10' 8" x 12' 6" (3.25m x 3.81m)

Upvc double glazed access door to the enclosed rear garden with adjacent full height windows. Radiator, coved ceiling, an understairs cupboard and a staircase off to the first floor.

## First Floor

### Landing

Access to the loft space. Cupboard with sliding doors and which houses the hot water cylinder and a Baxi gas central heating boiler. Adjacent wardrobe with sliding doors.

### Bedroom 11' 5" x 12' 3" (3.48m x 3.73m)

Upvc double glazed window, radiator, overstairs storage cupboard with a hanging rail.

### Bathroom 6' 0" x 6' 1" (1.83m x 1.85m)

Modern white suite comprising of a panel bath with a mixer shower over and a folding glazed screen. Low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Upvc double glazed window, part tiled walls and a radiator.

## Externally

### Enclosed Rear Garden

Enclosed rear garden with a block paved area, lawn, storage shed and an access gate.

### Parking

There is one parking space in a designated area for residents.

### Council Tax Band

Council tax band:- A

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### **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.



While 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. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are shown in text and no guarantee is given with respect to them.

## Viewing Arrangements

**Tel: 01287 630733**

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