



5 Ilkley Grove
Guisborough, TS14 8LL

£375,000

Energy Rating :



5 Ilkley Grove

DESCRIPTION

With a mature and south facing rear garden backing onto Guisborough Forest and set within the North Yorkshire National Park, we present to the market a warm and inviting Four Bedroom Detached House situated in a quiet cul-de-sac: a haven for dog walkers, runners and cyclists in a location where property so very rarely becomes available. As it stands, this lovely extended home offers family friendly accommodation with gas central heating & Upvc double glazing and briefly comprises a lounge, conservatory, fitted kitchen with a utility room, four bedrooms (one presents as a study) and two bathrooms with showers. There is a two car length driveway that provides ample off road parking and leads to an integral garage. There are gardens to the front and rear, the highlight is the fabulous rear garden with views extending towards the hills and forestry. This delightful position is situated to the southern perimeter of Kemplah Park with the town centre, the North Yorkshire Moors National Park and the business centres of Teesside within commuting distance. Ilkley Grove is within easy reach of good schools and also neighborhood shops on Enfield Chase and Hutton Lane. Viewing is essential to fully appreciate the location and potential of this quite unique family home.

Ground Floor Accommodation

Porch Entrance

Dual aspect upvc double glazed windows.

Hallway

Solid pine floor, cloaks cupboard, separate storage and understairs cupboard. Double radiator.

Lounge Incorporating a Dining Area 23' 0" x 12' 5" (7.01m x 3.78m)

Wood burner incorporated into an inglenook fire place with an oak mantle and slate hearth, (Please note all of the work was carried out by Pawletts). Front aspect upvc double glazed window, rear upvc double glazed opening doors with adjacent full height windows giving access to the conservatory. Two double radiators.

Conservatory 9' 1" x 7' 0" (2.77m x 2.13m)

Floor to ceiling upvc double glazed windows and access door to the garden. This room affords lovely views over the garden and national park land.

Breakfast Kitchen 15' 8" x 9' 9" (4.77m x 2.97m)

Attractive range of wall and base units with cupboards and drawers, marble effect worktops, plumbing for a dishwasher, built in gas hob and fan assisted gas oven with a chrome extractor hood. Stainless steel drainer and unit with mixer tap, space for a fridge freezer, dual aspect upvc double glazed windows, part tiled walls and a double radiator. Connecting door to the inner lobby.

Inner Lobby

Connecting doors to the wet room, utility room and to the integral garage.

Wet Room

White low flush wc with a hidden cistern and a wash hand basin with vanity cupboards below. Mixer shower with a drench shower head, chrome effect heated towel radiator, tiled walls, extractor unit and a upvc double glazed window.

Utility Room 8' 0" x 6' 6" (2.44m x 1.98m)

Part tiled walls, double wall unit, inset stainless steel drainer and unit with hot and cold taps, rear aspect upvc double glazed window, plumbing for an automatic washing machine and access to a loft space via a retractable ladder.

First Floor Accommodation

Landing

Access to the partially boarded and insulated loft space via a retractable ladder. Built in shelved linen cupboard.

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Bedroom 1 12' 11" x 9' 6" (3.93m x 2.89m)

With hill views from the upvc double glazed front aspect window, double radiator, solid pine floor and a range of fitted wardrobes.

Bedroom 2 17' 4" x 8' 5" (5.28m x 2.56m)

Views of the hills again from the two front aspect upvc double glazed windows, double radiator, coved ceiling and a fitted double wardrobe.

Bedroom 3 15' 1" x 8' 2" (4.59m x 2.49m)

Fitted double wardrobe with an adjacent matching drawer pack, outstanding views of national park land from the upvc double glazed rear aspect window. Double radiator, coved ceiling and a pedestal wash hand basin with a tiled splash back.

Bedroom 4 9' 10" x 9' 8" (2.99m x 2.94m)

Views over farmland and forestry from the rear aspect upvc double glazed window. Double radiator and a coved ceiling.

Shower Room 5' 7" x 9' 0" (1.70m x 2.74m)

White suite comprising of a low flush wc, pedestal wash hand basin, walk in shower with an electric shower with glazed screen. Part tiled walls, double radiator, upvc double glazed window, fitted vanity unit and a tiled floor.

Externally

The property occupies a slightly elevated site in this highly sought after cul-de-sac.

Driveway

Off road parking for two to three cars on the front drive that leads to the integral garage.

Integral Garage

Roller door, power/electric light, Worcester gas combination boiler and a door into the rear lobby of the main house.

Gardens

There are gardens to the front and rear, with shrub borders. A gated side entrance gives access to the enclosed rear garden with lawn, fencing, borders and a log store with slate roof. The property backs onto the national park with immediate access to Guisborough Forest.

Council Tax Band

Council tax band:- D

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**

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Viewing Arrangements

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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.