



**18 Fryup Crescent**  
Guisborough, TS14 8LG

**£329,950**

**Energy Rating : D**



# 18 Fryup Crescent

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## DESCRIPTION

Situated in a quiet location at the end of a cul-de-sac within the favoured Kemplah Park area of Guisborough, a lovely and sensibly priced Four Bedroom Detached Family Home originally constructed by Barratt in the mid 1970's with close access to the hills - ideal for walkers, runners and cyclists. This well presented home is warmed by gas central heating complimented by UPVC double glazing, cavity wall insulation and solar panels to aid energy efficiency. The solar panels have a feed in tariff which we understand from the seller can be transferred to the new owner. Other notable features include front and rear security cameras, a lounge and separate dining room, conservatory, a spacious breakfast kitchen with a host of integrated appliances, a utility room created from space in the double garage and smart contemporary styled bathroom with a separate shower. Outside a double width tarmac laid driveway gives access to the double sized garage which is now L shaped internally as the utility room was created, a second side driveway benefits from a car port and offers plenty of off road parking and there are gardens to the front and rear with external lighting. The enclosed south west facing rear garden includes a lawned area, a pergola, tool shed and a very useful and insulated outbuilding with electrics, it has been previously used as a studio but could repurpose to a home office, gym, playroom or summerhouse - the choice would be yours, The location is ideal for access to Highcliffe Primary School, neighbourhood shops on Hutton Lane whilst the town centre lies within a mile. Homes of this type rarely become available in this favoured cul-de-sac so early viewing is recommended.

## ACCOMMODATION

### Entrance Vestibule

Hardwood front door with a stained glass pane. Connecting door to the cloakroom/w.c.

### Cloakroom/W.C

White low flush w.c and a pedestal wash hand basin. Part tiled walls, coved ceiling and a radiator.

### Inner Hallway

A turning staircase off to the first floor, radiator, Amtico flooring, understairs cupboard with a hanging rail.

### Lounge 20' 9" x 11' 5" (6.32m x 3.48m)

Front aspect upvc double glazed bow window, two double radiators, log effect gas fire. Moulded coved ceiling, upvc double glazed sliding patio doors which gives access to the conservatory.

### Conservatory 20' 6" x 10' 7" (6.24m x 3.22m)

The conservatory benefits from underfloor heating and upvc double glazed windows with integrated blinds. Two double glazed velux roof windows and upvc double glazed french double doors giving access to the rear garden.

### Dining Room 11' 11" x 9' 5" (3.63m x 2.87m)

Coved ceiling, radiator and an internal upvc double glazed window to the conservatory.

### Extended Kitchen 16' 5" x 13' 6" (5.00m x 4.11m)

Comprehensive range of solid oak wall and base units with cupboards and drawers, display cabinets, marble effect worktops, up-lighting and downlighting. Integrated dishwasher, integrated wine fridge, under counter fridge, induction hob, built in combination oven/microwave and a fan assisted eye level built in electric oven. White porcelain sink unit with a mixer tap, upvc double glazed window and coved ceiling. Connecting door to the utility.

### Utility Room 8' 8" x 7' 3" (2.64m x 2.21m)

This has been formed by utilising part of the garage space. Range of wall and base units with laminate effect worktops. Plumbing for an washing machine, space for a fridge/freezer and an integrated undercounter fridge. Connecting door into the garage.

## FIRST FLOOR

### Landing

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Triple glazed upvc double glazed window with a stained glass pane and a coved ceiling. Loft access via a ladder to a boarded and double insulated loft space.

## **Bedroom 1** 10' 6" x 12' 5" (3.20m x 3.78m)

Fitted wardrobes to one wall, hill views from the upvc double glazed window, coved ceiling and a double radiator.

## **Bedroom 2** 11' 3" x 9' 6" (3.43m x 2.89m)

Hill views in the distance from the upvc double glazed window, coved ceiling and radiator.

## **Bedroom 3** 11' 1" x 9' 3" (3.38m x 2.82m)

Double radiator, coved ceiling and hill views from the upvc double glazed window.

## **Bedroom 4** 9' 7" x 9' 4" (2.92m x 2.84m)

Upvc double glazed window, radiator and a coved ceiling. Please note this room presents as a study currently and houses the high speed broadband internet connection.

## **High Specification Bathroom**

White three piece suite comprising of a panel bath with side taps, low flush w.c with a hidden cistern and a wash hand basin with vanity cupboards below. Separate walk-in shower with a screen and a thermostatically controlled mixer shower and an additional drench shower head, PVC panelled ceiling, upvc double glazed window, extractor unit and a chrome effect heated towel radiator.

## **OUTSIDE**

### **Driveways**

Two car tarmac laid driveway gives access to the garage and to the other side of the property there is an additional driveway which provides plenty of off road parking and benefits from a carport. On this side of the drive is a cold water tap and front and rear security cameras. There are also multiple covered electric sockets outside.

### **Gardens**

There are gardens to the front and rear. The front is open plan and laid to lawn with a mature tree with circular seating, covered electrical sockets and outside lighting. A side gate gives access to the enclosed south/west facing rear garden which incorporates a pergola, a full width patio, lawn which is channelled for drainage, covered electrical sockets, gravelled borders, cold water tap, external lighting, a water butt and a tool shed - it's a lovely space to enjoy. A feature of the garden is a separate building (19' 9 x 11'4) which is fully insulated, has two windows, power/electric lights, shelving, base units with worktops and currently presents as a crafts room but could be repurposed as a home office, gym, playroom or a summerhouse, the choice would be yours.

### **Council Tax Band**

Council tax band:- E

### **Energy Performance Certificate**

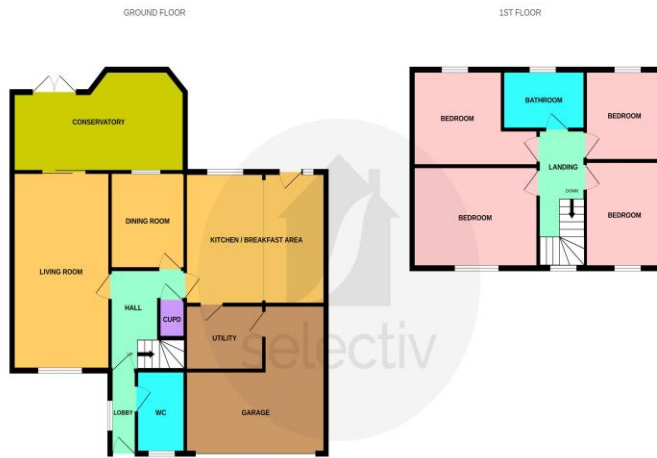
A full Energy Performance Certificate is available upon request.

### **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**

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While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, items and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and fixtures shown hereon are intended and no guarantee as to their quantity or efficiency can be given.  
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### Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### 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.