



19 Crossbill Close
Guisborough, TS14 8NA

£289,950

Energy Rating : B



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DESCRIPTION

Situated within the highly regarded Galley Hill development on the outskirts of the town, this appealing Taylor Wimpey Four Bedroom Detached Home offers stylish and comfortable accommodation - a lovely example of modern living. Situated within a quiet cul-de-sac, there is off road parking for two cars as well as a single detached garage. There are gardens to the front and rear, the rear is south facing and not directly overlooked. Other notable features include gas central heating, uPVC double glazing, a ground floor cloakroom/w.c., a welcoming lounge, a spacious dining kitchen with integrated appliances and garden access, an en-suite master bedroom with a further three bedrooms served by a contemporary white family bathroom with a shower. Please note the property is still under NHBC warranty so buyers have peace of mind they will benefit from the remainder of the warranty. The property is ideally placed for good schooling, commuter links to the business centres of Teesside and Guisborough Forest Walkway, ideal for walkers and cyclists. The town itself offers supermarket shopping, individual shops, cafes, restaurant pubs, post office, banks and good schooling covering all age groups together with Prior Pursglove College. Worthy of early inspection so please call now.

ACCOMMODATION

Ground Floor

Entrance Hallway 18' 11" x 6' 2" (5.76m x 1.88m)

Composite front door, understairs storage cupboard.

Cloakroom/W.C

White Two piece suite & radiator.

Lounge 14' 8" x 11' 8" (4.47m x 3.55m)

uPVC double glazed window, radiator and electric stove effect fire.

Dining Kitchen 18' 8" x 10' 11" (5.69m x 3.32m)

Range of wall and base units with cupboards and drawers, laminate effect worktops, inset stainless steel sink and unit with mixer tap, radiator, uPVC double glazed window, uPVC double glazed french doors giving direct garden access. Integrated dishwasher, integrated fridge/freezer, built-in double fan assisted electric oven and gas hob with extractor hood over.

Utility Room

Range of units with laminate effect worktops. Integrated washing machine.

FIRST FLOOR

Landing

Radiator. Access to the loft space.

Bedroom 1 11' 10" x 10' 9" (3.60m x 3.27m)

uPVC double glazed window, range of fitted wardrobes, radiator. Connecting door to:

En-Suite 6' 6" x 3' 9" (1.98m x 1.14m)

Modern white two piece suite, double sized walk-in shower cubicle, chrome effect heated towel radiator, half tiled walls.

Bedroom 2 11' 5" x 9' 2" (3.48m x 2.79m)

uPVC double glazed window and radiator.

Bedroom 3 10' 7" x 9' 2" (3.22m x 2.79m)

uPVC double glazed window and radiator.

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Bedroom 4 7' 7" x 7' 2" (2.31m x 2.18m)

Presently presents as a study so can be utilised as required. uPVC double glazed window, radiator.

Family Bathroom

Modern white three piece with a shower attachment to the bath taps. Chrome effect heated towel radiator, uPVC double glazed window.

EXTERNAL

Driveway

Long driveway to the side of the property provides off road parking and gives access to:

Detached Single Brick Garage

With up/over door.

Gardens

To the front and rear, the front is open plan with shrub borders and lawn. There is pebble bordered lawn to the rear.

Council Tax Band

Council tax band:- E

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

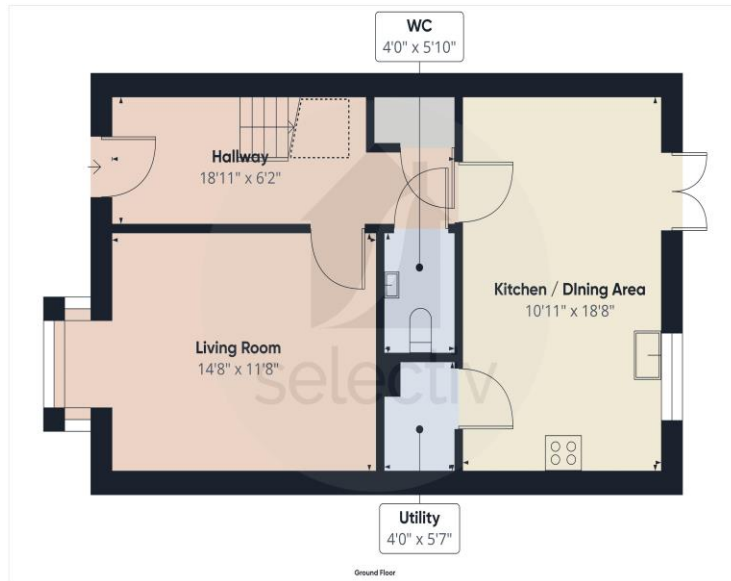
Mortgage Services

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

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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Viewing Arrangements

Tel: 01287 630733

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.