



51 Cleveland Street
Guisborough, TS14 6PF

£74,950

Energy Rating : D



51 Cleveland Street

DESCRIPTION

This well presented One Bedroom Ground Floor Flat is sure to appeal to first time buyers, couples or those looking for an investment property as the town centre serving day-to-day needs is within close walking distance. The property also benefits from a car parking space, an enclosed rear courtyard area which enjoys a very sunny aspect and a low maintenance gravelled front garden. There is an electric heater in the lounge which opens to a galley kitchen with built-in appliances and the double sized bedroom has a connecting door to the white bathroom with an over bath electric shower. Furnishings are available by separate negotiation. This is a simple chain free sale and available with immediate vacant possession so please call for a viewing.

Accommodation

Direct access into the lounge.

Lounge 16' 9" x 9' 3" (5.10m x 2.82m)

Upvc double glazed front door and front aspect upvc double glazed window. Slimline panelled electric heater. Double opening upvc double glazed french doors which give access to the enclosed rear courtyard area. Opening to galley kitchen.

Galley Kitchen 8' 6" x 4' 2" (2.59m x 1.27m)

Range of wall and base units with cupboards and drawers and wood effect worktops. Inset stainless steel drainer and unit with a mixer tap, built in electric hob and a fan assisted electric oven. Tiled surrounds. Space for a fridge freezer, plumbing for an automatic washing machine and a upvc double glazed rear aspect window

Bedroom 1 11' 1" x 7' 8" (3.38m x 2.34m)

Upvc double glazed window. Connecting door to the bathroom.

Part Tiled Bathroom

White three piece suite comprising of a panel bath with an electric shower over with a glazed screen, low flush wc and a pedestal wash hand basin. Upvc double glazed window and a shelved airing cupboard.

Externally

Gardens

Low maintenance gravel front garden which is open plan. To the rear is a patio garden which enjoys a lovely sunny aspect.

Parking

Car parking space to the side of the property within the residents parking area.

Notes

NB:- Please note that all contents and furniture are available by separate negotiation

Council Tax Band

Council tax band:- A

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

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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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Energy rating and score

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

[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

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.