



9 Harris Walk
Guisborough, TS14 7EH

£120,000

Energy Rating : D



9 Harris Walk

DESCRIPTION

Pleasantly situated just off Jutton Lane with enclosed gardens to the front and rear, the rear enjoying a west facing position, this Two Bedroom offset Terrace House which has been remodelled upstairs utilising the eaves space to create a playroom/occasional bedroom and a larger size smart bathroom with a deep tub bath and a separate shower enclosure.

Other features include gas central heating, uPVC double glazing, a dining kitchen with cooking facilities, fitted wardrobes in both bedrooms and street parking. This property represents an ideal opportunity for couples and young families with local services, good schooling, shopping facilities, bus routes and the town centre itself all within easy reach.

Accommodation

Hallway

Upvc double glazed entrance door and a side window with stain glass panes. Radiator.

Lounge 13' 6" x 11' 8" (4.11m x 3.55m)

Upvc double glazed window and radiator.

Dining Kitchen 18' 7" x 10' 5" (5.66m x 3.17m)

Range of wall and base units with cupboards, drawers, laminate effect worktops and display cabinets. Coloured one and a half single drainer and unit with a mixer tap, plinth above the sink with downlighting. Free standing electric cooker, upvc double glazed window, radiator and a wall mounted Baxi gas combination boiler. Understairs pantry cupboard with a space saving door, space for a fridge freezer and storage space for a small tumble dryer.

First Floor

Landing

Overstairs cupboard which is shelved and ideal for linen.

Bedroom 1 14' 11" x 9' 7" (4.54m x 2.92m)

Range of fitted wardrobes with overbed cupboards, bedside cabinets and open display shelving. Upvc double glazed window, radiator and coved ceiling.

Bedroom 2 11' 8" x 9' 1" (3.55m x 2.77m)

Upvc double glazed window, radiator, built in wardrobe and access to the loft space.

Eaves Space 8' 11" x 5' 9" (2.72m x 1.75m)

Double glazed velux roof window. Currently utilised as an occasional bedroom/playroom.

Bathroom 8' 5" x 9' 2" (2.56m x 2.79m)

White suite comprising of a deep tub corner bath with shower attachment to the bath taps with an additional drench shower head. Wash hand basin with a vanity cupboard below and a low flush wc. Separate tiled quad shower enclosure with a mixer shower, double glazed velux roof window, part tiled walls and radiator.

Externally

Gardens

There are enclosed gardens to the front and rear. The front garden is gated with a lawn, pathways and rosebushes. The West facing rear garden incorporates a patio area, lawn and is a good size.

Parking

There is no vehicle access to the property but there is on road parking on Dorset Road for residents.

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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

Agent Notes

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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

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Email: guisborough@selectiv.co.uk

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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.