



31 Union Street
Guisborough, TS14 6HL

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Energy Rating : D



31 Union Street

DESCRIPTION

Of particular interest to first time buyers and young families, this beautifully cared for and extended Two Double Bedroom Inner Terrace Home is an absolute gem of a house and much larger than its outward appearance would have you believe with the added benefit of a converted loft room that can be utilised as required. The property is tucked away off Walkers Row in a cul-de-sac yet within comfortable distance of local services and amenities in the town centre. Features include gas central heating, uPVC double glazing (with some new), a cosy bay fronted lounge, a smart and well equipped kitchen with a separate utility room and two first floor double bedrooms served by a smart modern white bathroom. Outside there is residents permit parking and an enclosed gated rear courtyard garden with decking and artificial turf, if preferred it could be used as an off road parking space. Property of this type rarely become available for sale so an early viewing is strongly advised as interest is expected to be high.

ACCOMMODATION

Entrance Vestibule

Composite entrance door.

Lounge 13' 7" x 11' 9" (4.15m x 3.57m)

Front aspect uPVC double glazed bay window, enclosed staircase to the first floor, coved ceiling and a contemporary styled column radiator.

Stylish Dining Kitchen 14' 7" x 13' 6" (4.44m x 4.12m)

Smart range of wall and base units with cupboards, drawers and laminate worktops. Built in electric fan assisted oven, built in induction hob, contemporary styled extractor hood over and an integrated fridge/freezer.

Utility/Laundry Room 8' 0" x 6' 11" (2.45m x 2.11m)

Range of wall and base units with cupboards, drawers and laminate effect worktops (matching those in the kitchen). Inset stainless steel drainer and unit with mixer tap, plumbing for an automatic washing machine, coved ceiling, chrome effect heated towel radiator, uPVC double glazed side access door and a rear aspect uPVC double glazed window. Cushion flooring.

First Floor

Landing

Double sized linen cupboard with overhead storage.

Bedroom 1 13' 6" x 11' 5" (4.11m x 3.48m)

Lovely aspect from the upvc double glazed window and radiator.

Bedroom 2 14' 8" x 11' 4" (4.46m x 3.46m)

uPVC double glazed window and radiator. Deep over stair storage cupboard, coved ceiling. An aluminium retractable ladder gives access to the converted loft room.

Converted Loft Room 12' 4" x 11' 1" (3.77m x 3.39m)

This versatile space can be utilised as required as it has been insulated, boarded and carpeted. Roof is sloping and there is an electric light (on/off switch in bedroom 2).

Contemporary Styled Bathroom 8' 0" x 6' 10" (2.43m x 2.09m)

Modern white three piece suite comprising of a low flush w.c, pedestal wash hand basin and a panel bath with an electric shower over. Cupboard housing the wall mounted gas combination boiler, uPVC double glazed window and a chrome effect heated towel radiator.

OUTSIDE

31 Union Street

Parking

Residents permit parking.

Enclosed Rear Courtyard

Sunny enclosed rear courtyard which presently features an area of artificial turf, decking and a cold water tap. Please note there are double gates which, if preferred, can use as an access point for off road parking.

Council Tax Band

Council tax band - B.

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 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

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.