



7 Hunters Place
Guisborough, TS14 7BF

£185,000

Energy Rating : B



7 Hunters Place

DESCRIPTION

With a recent landscaped rear garden which includes a lovely summerhouse, this lovely mews style Three Double Bedroom Home was built by Persimmon Homes in 2016 and much larger than its outward appearance would have you believe.

Built in 2018, purchasers will benefit from the remainder of the N.H.B.C warranty. Arranged over three levels and enjoying a sunny west facing position to the rear, this is an ideal purchase for first time buyers, couples or young families as local services are within easy reach from its location off Enfield Chase.

Notable features include gas central heating, uPVC double glazing, a front aspect lounge, an inner lobby with a cloakroom/w.c off, a smartly fitted kitchen with a built-in oven and hob, two first floor bedrooms served by a family bathroom and a second floor master bedroom with an en-suite shower room.

A double width drive provides the off road parking. An internal viewing is essential to appreciate the size and quality of the interior together with its location.

ACCOMMODATION

Porch Entrance

Composite entrance door and radiator.

Lounge 14' 9" x 11' 11" (4.49m x 3.63m)

Floor to ceiling media wall incorporating a contemporary style pebble effect electric fire with a remote control and space for a large screen TV. Double radiator.

Inner Lobby

Staircase off to the first floor. Connecting door to:-

Cloakroom/WC

White low flush wc and wash hand basin with a tiled splash back. Radiator and an extractor unit.

Smart Breakfast Kitchen 11' 10" x 8' 8" (3.60m x 2.64m)

Range of white high gloss fronted wall and base units with cupboards, drawers and laminate effect worktops. One and a half inset stainless steel drainer and unit with a hose tap, built in gas hob and fan assisted electric oven with a chimney style extractor hood over. Space for a fridge freezer, plumbing for an automatic washing machine and a cupboard which houses the wall mounted gas central heating boiler. Rear aspect upvc double glazed window and double opening doors to the landscaped rear garden.

First Floor

Landing

Radiator.

Bedroom 2 11' 11" x 10' 7" (3.63m x 3.22m)

Rear aspect upvc double glazed window with views of The Priory in the distance. Radiator.

Bedroom 3 11' 10" x 8' 11" (3.60m x 2.72m)

Views of The Priory in the distance from the two front aspect upvc double glazed windows. Radiator.

Internal Bathroom

White low flush wc, pedestal wash hand basin and a panel bath with tiled surrounds. Radiator.

Second Floor

7 Hunters Place

Half Landing

Built in storage cupboard.

Master Bedroom 16' 7" x 8' 8" (5.05m x 2.64m)

Distant hill views from the upvc double glazed window. Double radiator and access to the loft space. Useful storage space has been created.

En-Suite

White low flush wc and a pedestal wash hand basin. Separate shower enclosure with a mixer shower. Double radiator and a double glazed velux roof window.

OUTSIDE

Driveway

Two car driveway to the front of the property providing off road parking.

Rear Garden

A gated side entrance with a covered electrical double socket leads to the west facing landscaped rear garden which is over two levels with two lawns and raised floral beds. An italian porcelain tiled patio runs the full width and continues down the side pathway with gravel borders. The garden incorporates a summerhouse with electrics and is a lovely space to enjoy with views of the hills and Highcliffe in the distance.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

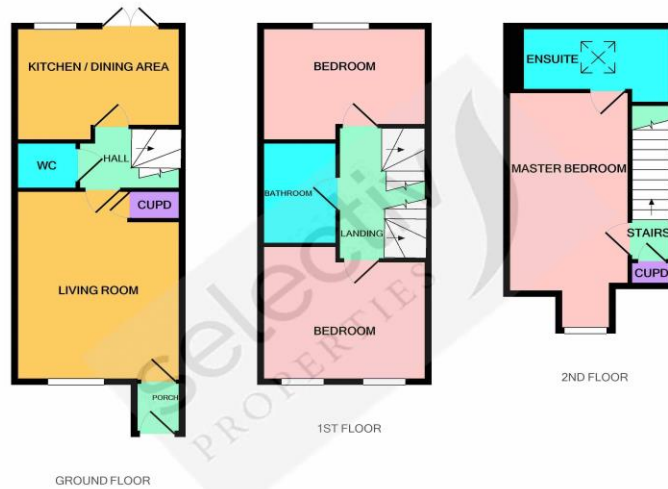
A full Energy Performance Certificate is available upon request.

Mortgage Services

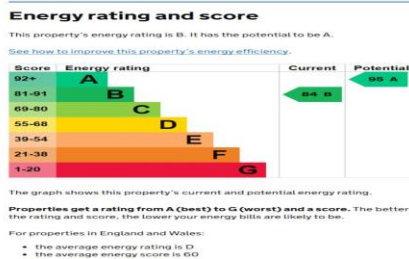
We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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.