



12 Waxwing Close
Guisborough, TS14 8ND

£239,995

Energy Rating : B



12 Waxwing Close

DESCRIPTION

This beautifully cared for Two Bedroom Detached Bungalow by Taylor Wimpey to their Hollywell design is an absolute gem of a home and offers one level living in the highly desirable Galley Hill development located on the periphery of the town within a quiet cul-de-sac off Nightingale Road.

Attractions include gas central heating complimented by uPVC double glazing, a welcoming lounge, a smart and well equipped breakfast kitchen, stylish shower room/w.c., off road parking for two cars and well laid out and tended gardens.

The location is within easy reach of the town centre, good schooling, lovely woodland walks, coastal areas, Guisborough Forest Walkway as well as the North Yorkshire Moors.

We cannot recommend this property highly enough and an early viewing is a must as interest is expected to be high so please call now.

ACCOMMODATION

Hall

Composite entrance door, radiator, storage cupboard, access to the loft space.

Lounge With Dining Space *15' 7" x 13' 1" (4.75m x 3.98m)*

uPVC double glazed window, two radiators.

Stylish Breakfast Kitchen *10' 7" x 10' 2" (3.22m x 3.10m)*

Range of wall and base units with cupboards and drawers, LED skirt lighting, wood effect worktops, one and a half inset stainless steel drainer and unit with mixer tap. Built-in 5 ring gas hob with a chrome splashback and double width chimney style extractor hood over, built-in double fan assisted oven at eye level, integrated washing machine and dishwasher, integrated fridge/freezer. Radiator, uPVC double glazed window, cupboard housing the wall mounted gas central heating boiler (serviced annually), rear composite access door.

Bedroom 1 *13' 5" x 13' 1" (4.09m x 3.98m)*

uPVC double glazed bay window. Quality range of full length fitted wardrobes by Hammonds with hanging rails, shelving and drawers internally. Double radiator.

Bedroom 2 *11' 8" x 6' 10" (3.55m x 2.08m)*

uPVC double glazed window and radiator.

Contemporary Shower Room

White suite comprising low flush w.c. and a half pedestal wash hand basin. Double length shower enclosure with mixer shower. Tiled walls, uPVC double glazed window, chrome effect heated towel radiator, extractor unit.

EXTERNAL

Drive

A tarmac laid driveway to the front of the property provides off road parking for two cars.

Gardens

The property occupies a corner site within this sought cul-de-sac with established gardens with an open plan lawned area to the front.. A side gate from the front gives access to the west facing enclosed rear garden which incorporates a shed, established beds with flowering plants, perennials and shrubs. patio, cold water tap and slate borders. Beautifully tended and stocked, this is a lovely private space to enjoy.

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Council Tax Band

Council tax band:- C

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

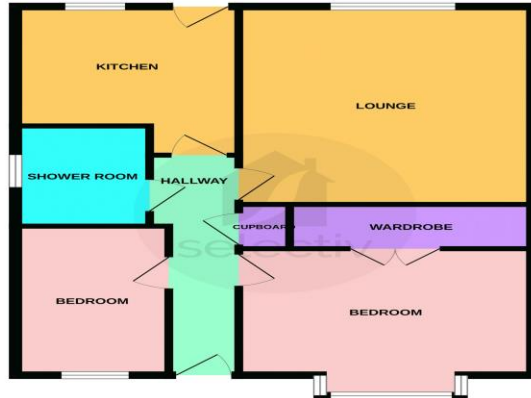
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Agent Notes

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the Scottish Consumer Note, measurements of floor, wall, ceiling and any other areas and dimensions, and any responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all details shown based on their own inspection and no guarantee is given in this regard.

Energy rating and score

This property's energy rating is B. It has the potential to be A.

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.