



Redlands Reid Terrace

Guisborough,
TS14 6EB

£420,000

Energy Rating : D



Redlands Reid Terrace

Description

Built in 1991 and with south facing views towards the hills and Highcliffe from the front upper elevation, 'Redlands' is an individually designed Five Bedroom Detached Family Home of considerable merit which nestles just behind historic Westgate within the heart of the historic market town of Guisborough.

The property has been much improved by the present owner in recent months and boasts generously proportioned living accommodation that includes a ground floor cloakroom/w.c. a playroom/study which offers home office potential, a lounge with a multi-fuel burning stove, a separate dining room, a fitted breakfast kitchen with a separate utility room off, an en-suite master bedroom with a further four bedrooms served by a newly fitted modern white bathroom with an over bath shower.

The space outside is a particular feature with a double garage and an extensive frontage which extends to 29 meters and provides plenty of road parking for multiple cars, caravan/motorhome.

The side and rear gardens are enclosed (child and pet friendly) and incorporate a lawn, a seating area and a useful workshop with electrics. Westgate literally lies on the doorstep so supermarket shopping, individual shops, bus services, cafes, bars and restaurants are all within close walking distance.

Coastal towns, the North Yorkshire Moors and the business areas of Teesside are all within comfortable driving distance. This quality individually built home offers convenience yet privacy with substantial and versatile living spaces. Immediate vacant possession is available with no onward chain so an early viewing is strongly recommended.

Accommodation

Verandah/Canopy

Runs between the entrance door and the garage door and provides covered courtesy access between the house and the garage.

Reception Hallway

Entrance door with a leaded feature and full height adjacent double glazed windows with a stained glass and leaded feature. Tiled floor, coved ceiling, ceiling rose, radiator, understairs cupboard and a staircase off to the first floor.

Cloakroom/WC

White low flush wc and wash hand basin. Tiled floor, upvc double glazed window, coved ceiling and radiator.

Study 5' 2" x 13' 1" (1.57m x 3.99m)

Upvc double glazed window and a double radiator.

Lounge 18' 4" x 13' 3" (5.58m x 4.04m)

Front aspect upvc double glazed square bay window, coved ceiling, ceiling rose and double radiator. Fire place with a brick surround, stone back and hearth incorporates a multifuel stove. Double doors to the dining room.

Dining Room 11' 0" x 10' 6" (3.35m x 3.20m)

Upvc double glazed window and radiator.

Breakfast Kitchen 14' 4" x 10' 6" (4.37m x 3.20m)

Quality range of wall and base units with cupboards, drawers and laminate effect worktops. Coloured one and a half single drainer and unit with a mixer tap, built in gas hob and fan assisted electric oven with a concealed extractor hood over. Tiled surrounds, radiator, coved ceiling, integrated wine rack, integrated under counter fridge and plumbing for a dishwasher.

Utility Room 10' 6" x 6' 3" (3.20m x 1.90m)

Wall mounted Baxi gas combination boiler, inset stainless steel drainer and unit with a mixer tap, tiled surrounds, radiator, upvc double glazed rear access door, coved ceiling, extractor unit and plumbing for a washing machine.

First Floor

Landing

Double sized linen cupboard. Radiator and coved ceiling.

Master Bedroom 15' 0" x 13' 2" (4.57m x 4.01m)

Lovely views of the hills and Highcliffe in the distance from the upvc double glazed window. Radiator, coved ceiling, ceiling fan/light and a range of fitted wardrobes.

En-Suite

Coloured low flush wc and pedestal wash hand basin. New PVC clad shower enclosure with a mixer shower with an additional Drench shower head. Upvc double glazed window and radiator.

Redlands Reid Terrace

Bedroom 2 13' 0" x 10' 6" (3.96m x 3.20m)

Upvc double glazed window, radiator and a coved ceiling.

Bedroom 3 10' 8" x 10' 6" (3.25m x 3.20m)

Upvc double glazed window, radiator and coved ceiling,

Bedroom 4 10' 3" x 6' 6" (3.13m x 1.99m)

Views of Highcliffe and the hills from the upvc double glazed window. Radiator.

Bedroom 5 7' 3" x 6' 5" (2.21m x 1.95m)

Upvc double glazed window and radiator.

Stylish Bathroom 10' 7" x 6' 8" (3.22m x 2.04m)

White three piece suite comprising of a jacuzzi bath with a shower attachment to the bath taps plus an additional Drench shower head. Low flush wc, twin wash hand basin sets within a vanity unit. Shaver point/light, radiator, coved ceiling, extractor unit and a upvc double glazed window.

Externally

Please note the frontage extends for approx 29metres and incorporates a large multicar block paved driveway.

Double Garage 14' 10" x 19' 6" (4.52m x 5.94m)

Up and over door, personal door into the rear garden. Power/electric light

Gardens

There are gardens to the side and rear with the house flanked by two side gates and a paved area. The rear garden is not directly overlooked and incorporates a lawn, seating area, shed on a hard standing, workshop with electrics and a cold water tap. Please note this space being fully enclosed is child and pet friendly.

Council Tax Band

Council tax band:- F

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.



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.