

**4 Hollytree Mews**  
Guisborough, TS14 6DT

**£125,000**

**Energy Rating : D**



## 4 Hollytree Mews

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### DESCRIPTION

Tucked away in a quiet corner of central Guisborough is this lovely Purpose Built Two Bedroom Retirement Bungalow. To qualify for purchase, prospective buyers must be aged 60 or over so for a retired single person or couple, this is a rare opportunity to acquire a property in this small development off New Road. Features include uPVC double glazing, electric heating, a fitted breakfast kitchen with a free standing electric cooker, a modern shower room and a rear aspect lounge with access to a small garden area that is not overlooked and affords a high degree of privacy. Historic Westgate with its wide range of shopping facilities, bus services and amenities lies literally on the doorstep and is within comfortable walking distance. This is an end of chain situation so we recommend early viewing as demand is expected to be high.

### Accommodation

#### Hallway 15' 2" x 12' 11" (4.62m x 3.93m)

Dimplex electric heater and composite front entrance door.

#### Lounge 12' 8" x 13' 9" (3.86m x 4.19m)

Dimplex electric heater, marble fireplace with a matching inset and hearth and a coal effect electric fire and access to the rear garden area.

#### Kitchen 12' 4" x 9' 6" (3.76m x 2.89m)

Range of high gloss wall and base units with cupboards, drawers and laminate effect worktops. Inset stainless steel drainer and unit with a mixer tap, upvc double glazed window, plumbing for an automatic washing machine, free standing electric cooker, Dimplex electric heater and space for a fridge freezer.

#### Bedroom 1 10' 6" x 10' 2" (3.20m x 3.10m)

Electric wall heater, upvc double glazed window and a built in double wardrobe.

#### Bedroom 2 9' 0" x 7' 0" (2.74m x 2.13m)

Upvc double glazed entrance door and an electric wall heater.

#### Shower Room 8' 11" x 7' 2" (2.72m x 2.18m)

White suite comprising of a low flush wc, wash hand basin with vanity cupboards below, full length walk in shower with an electric shower and a glazed screen. Walls are part tiled and PVC panelled, upvc double glazed window, wall mirror with a shaver point/light over and a double built in cupboard with shelving.

### Externally

#### Residents Parking

Residents parking space.

#### Rear Garden Area

The rear garden area is not overlooked and affords a high degree of privacy which is mainly laid to lawn. Lovely seating area and floral borders.

#### 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

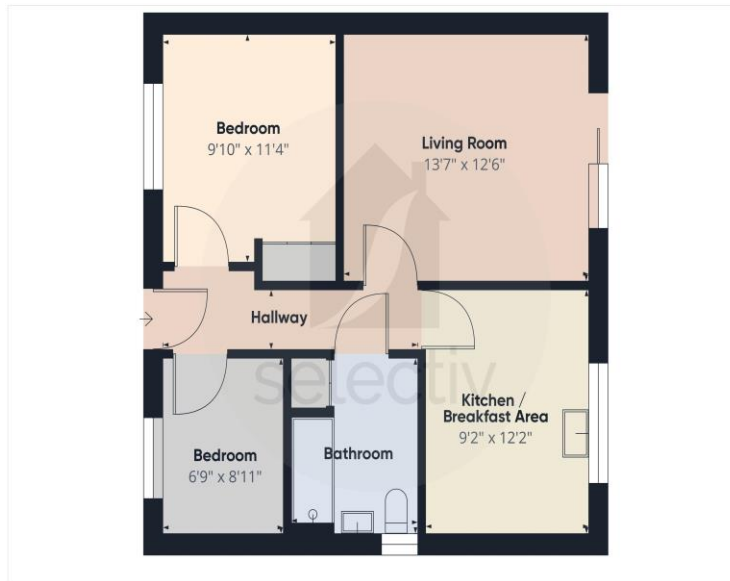
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office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

### **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 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](mailto: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.