



118 Whitby Avenue
Guisborough, TS14 7BA

£215,000

Energy Rating : C



118 Whitby Avenue

DESCRIPTION

Located south east of Guisborough town centre within a popular residential development, a Semi-Detached Family Home that has been thoughtfully extended and improved to create a fourth bedroom and shower room in addition to the existing three bedrooms and family bathroom making it ideal for those seeking a home for their family to grow into.

The well presented interior features a gas central heating system, uPVC double glazing, a front aspect lounge with an opening to a dining room, a well equipped fitted kitchen with a utility room and separate w.c. off. Upstairs you have four bedrooms (one is an extension over the garage) which are served by a bathroom and a separate shower room.

Outside there is a two car driveway, integral garage and a lovely south facing rear garden that enjoys a degree of privacy. The location is ideal for access to Butt Lane and lovely country walks.

Good schooling and the town centre serving day-to-day needs are also within easy reach. This home definitely merits your time for a viewing so please call us now.

Accommodation

Entrance Porch

Upvc double glazed entrance door, double radiator, understairs cupboard and staircase off to the first floor.

Lounge 12' 10" x 10' 4" (3.91m x 3.15m)

Front aspect upvc double glazed window and a feature fire surround which incorporates a gas fire. Opening to the dining room.

Dining Room 10' 9" x 8' 11" (3.27m x 2.72m)

Double radiator and upvc double glazed french doors which give direct access to the South facing rear garden.

Fitted Kitchen 10' 3" x 7' 0" (3.12m x 2.13m)

Modern range of wall and base units with cupboards, drawers and laminate effect worktops. Tiled surrounds, inset stainless steel sink unit with a mixer tap, built in electric oven and gas hob with cookerhood over. Integrated undercounter fridge freezer, undercounter slimline dishwasher and a rear aspect upvc double glazed window.

Utility Room

Laminate worktops, plumbing for a washing machine, space for a tumble dryer and an upright fridge freezer. Wall mounted gas combination boiler, courtesy door into the garage and a upvc double glazed door to the rear garden.

Separate WC

Low flush wc, wash hand basin with tiled splashbacks.

First Floor

Landing

Retractable ladder to the loft space which is partially boarded and has power and light.

Bedroom 1 13' 5" x 9' 11" (4.09m x 3.02m)

Front aspect upvc double glazed window and a double radiator.

Bedroom 2 10' 9" x 11' 0" (3.27m x 3.35m)

Rear aspect upvc double glazed window and double radiator.

Bedroom 3 15' 7" x 6' 8" (4.75m x 2.03m)

Double radiator and a front aspect upvc double glazed window.

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Bedroom 4 10' 4" x 6' 5" (3.15m x 1.95m)

Front aspect upvc double glazed window, storage cupboard and a double radiator.

Shower Room/WC

Glazed shower cubicle, low flush wc and a pedestal wash hand basin. Chrome effect heated towel radiator, tiled floor and a rear aspect upvc double glazed window.

Bathroom

Fully tiled and comprises a white panel bath with a shower over, pedestal wash hand basin and a low flush wc. Chrome effect heated towel radiator and a rear aspect upvc double glazed window.

Externally

Driveway

Two car driveway for off road parking and gives access to the integral garage.

Integral Garage

Electric roller door and power/electric lights.

Gardens

The enclosed South facing rear garden affords some degree of privacy and is over two levels and mainly laid to lawn with footpaths. Cold water tap and a patio area, it is enclosed so is child and pet friendly.

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.



Energy rating and score

This property's energy rating is C. 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.