

ELLERBY LANE, RUNSWICK, TS13 5HS



- ▲ Semi Detached Property
- ▲ Three Double Bedrooms
- ▲ En-Suite
- ▲ Stunning Coastal Location Within Easy Reach of the Beach
- ▲ Sleek Ikea Kitchen
- ▲ Spacious Lounge Diner with Multifuel Burner
- ▲ Garage
- ▲ Wraparound Garden
- ▲ Holiday Let Not Permitted
- ▲ No Chain Sale

£280,000

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Offered for sale with no chain, this stunning vaulted ceiling property sits within a four property development with private entrance. Excellent modern themed décor flows throughout and benefits from a spacious light and airy lounge diner with multifuel burner and a sleek Ikea fitted kitchen with easy access to the garden. Nicely positioned for exploring the North Yorkshire Moors, Cleveland Way and stunning coastline and within easy reach of Whitby, Staithes and Saltburn. Early viewing is essential to fully appreciate this lovely family home.

GROUND FLOOR

ENTRANCE HALL - 1.16m x 1.31m (3'10" x 4'4")

Part glazed composite entrance door, coir matting and oak panelled door to the hall.

HALL - 3.74m x 2.76m (12'3" x 9'1")

An L' shaped hallway with modern style oak panelled doors to all rooms and staircase to the first floor with storage.

LOUNGE DINER - 4.16m x 5.32m (13'8" x 17'5")

A stunning light and airy room with neutral decoration including grey carpet, multifuel burner with slate hearth, radiator, vaulted ceiling and picture double glazed windows.

KITCHEN - 2.52m x 3.66m (8'3" x 12')

A sleek matt finished Ikea kitchen with soft closing doors and square edge worktops, integrated electric oven, microwave and induction hob with modern style extractor hood, integrated fridge freezer, SMEG washing machine and dishwasher, brushed stainless steel downlighters, wide plank oak laminate flooring, fully glazed UPVC entrance door and oak panelled door to the hall.

BEDROOM ONE - 3.58m x 3.02m (11'9" x 9'11")

A well-presented room with neutral decoration including carpet, radiator, double glazed window and oak panelled door to the en-suite.

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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EN-SUITE - 1.52m x 1.50m (5' x 4'11")

A white modern suite with thermostatic shower with rinser attachment, fully tiled walls, grey oak laminate flooring, integrated storage, chrome ladder radiator, extractor fan, downlighters and double glazed window.

FIRST FLOOR

LANDING - 1.82m x 3.68m (6' x 12'1")

A vaulted ceiling space with Velux style roof window and oak panelled doors to all rooms including a walk-in storage space housing the oil fired Worcester boiler.

BEDROOM TWO - 3.00m x 3.67m (9'10" x 12')

A spacious double room with neutral decoration, radiator and double glazed window offering lovely open countryside views.

BEDROOM THREE - 3.57m (11'9") reducing to 1.60m (5'3") x 2.59m (8'6") reducing to 2.10m (6'11")

A double room with vaulted ceiling, radiator and double glazed window offering coastal views.

BATHROOM - 1.65m x 1.88m (5'5" x 6'2")

A traditional white suite with slipper style freestanding bath with claw feet and shower rinser attachment, part wood panelled walls, extractor fan, wide plank oak laminate flooring, chrome ladder radiator and a Velux style roof window showers the room with natural light.

EXTERNALLY

GARAGE - 2.68m x 5.00m (8'10" x 16'5")

With up and over entrance door, power, lighting and eaves storage.

The property benefits from well-kept gardens with numerous seating areas and gravelled parking area with access to a covered storage/wood store, further storage to the side of the property accessed by twin doors and water supply.

Mains Utilities

Oil Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

Holiday Let Not Permitted

AGENTS REF: - CF/LS/GBH250145/27032026

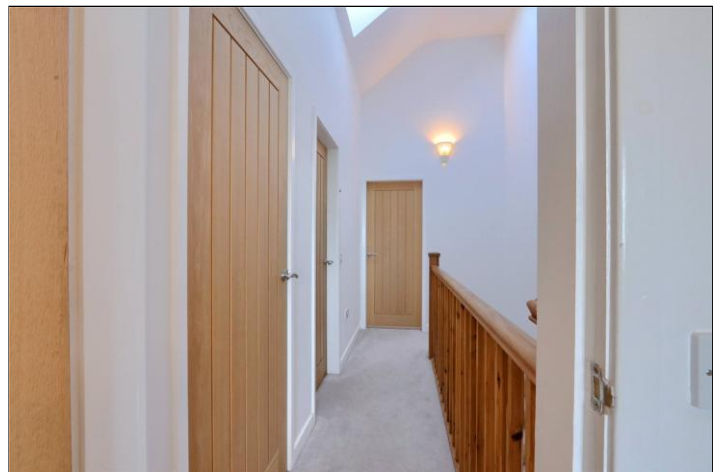
Council Tax Band: C **Tenure:** Leasehold

TO VIEW: Contact our Guisborough office on

Tel: **01287 552280**



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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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