

**RIEVAULX WAY, GUISBOROUGH, TS14 7AY**



**FOR SALE BY AUCTION**  
**Tuesday 30th June 2026**



- ▲ Popular residential location in Guisborough
- ▲ Three good-sized bedrooms
- ▲ Boarded loft with potential for fourth bedroom (subject to permissions)
- ▲ Rear extension with utility room and sunroom
- ▲ Generous lounge and separate dining room
- ▲ Light and airy throughout
- ▲ Off-street parking to the front
- ▲ Short walk or drive to Guisborough town centre

**Guide Price £140,000**

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\*\*\* For Sale By Auction \*\*\* LIVE ONLINE AUCTION \*\*\* Tuesday  
30th June 2026 \*\*\* Option 1 \*\*\*  
[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

Situated within a popular residential area of Guisborough, this well-presented three-bedroom semi-detached home on Rievaulx Way offers spacious and versatile living accommodation within an established and highly sought-after neighbourhood. The property enjoys a convenient position, just a short walk or drive from Guisborough town centre, providing easy access to local shops, amenities, and well-regarded schools.

The home is light and airy throughout, beginning with a welcoming entrance that leads into a generous lounge, ideal for relaxing and family living. A separate dining room provides an excellent space for entertaining, while the galley-style kitchen offers practicality and functionality for everyday use. To the rear, the property has been extended, creating a useful utility room and a bright sunroom which overlooks the rear garden and provides an additional living space to enjoy throughout the year.

Upstairs, the property offers three good-sized bedrooms along with a family bathroom. A boarded loft space adds valuable storage and presents potential for conversion into a fourth bedroom, subject to the necessary permissions.

Externally, the property benefits from off-street parking to the front, while to the rear there is a garage currently used for storage along with the garden, providing useful outdoor space.

This is a fantastic family home in a desirable location, offering scope for further development while already providing generous accommodation.

We have been advised that there is Cleveland Shale in the property. There is Shale report on file for buyers to view.

#### **GROUND FLOOR**

**HALLWAY - 1.6m × 3.02m (5'3" × 9'11")**

**LIVING ROOM - 3.4m × 3.89m (11'2" × 12'9")**

**KITCHEN - 2.24m × 3.15m (7'4" × 10'4")**

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

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**DINING ROOM - 2.67m × 3.25m (8'9" × 10'8")**

**SUNROOM - 4.75m × 2.2m (15'7" × 7'3")**

**WC - 0.66m × 1m (2'2" × 3'3")**

**FIRST FLOOR**

**LANDING - 1.96m × 2.44m (6'5" × 8')**

**BEDROOM ONE - 3.02m × 3.9m (9'11" × 12'10")**

**BEDROOM TWO - 3m × 3.28m (9'10" × 10'9")**

**BEDROOM THREE - 1.96m × 2.1m (6'5" × 6'11")**

**BATHROOM - 1.96m × 1.68m (6'5" × 5'6")**

**EXTERNALLY**

**GARAGE - 2.74m × 4.88m (9' × 16')**

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

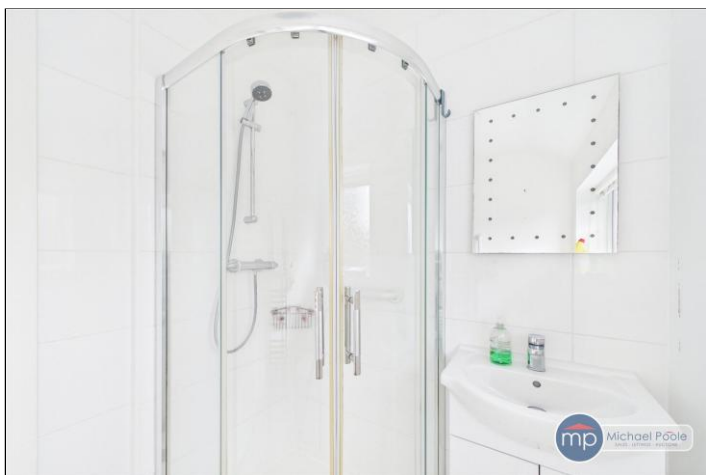
**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**AGENTS REF:** - JS/LS/GBH250228/12032026

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**Council Tax Band:** C      **Tenure:** Freehold









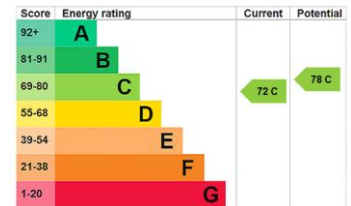
A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated with blue neon lights. The sign above the entrance reads 'Michael Poole property consultants'. The windows display various property listings and brochures.

Do you have a property you  
need to sell  
**before** you can buy?

Michael Poole offers **FREE, no obligation**  
market appraisals and gives you guidance  
on the **BEST PRICE** you can expect in the  
current market



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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