

DEEPDALE, GUISBOROUGH, TS14 8JY



- ▲ No Onward Chain
- ▲ Highly sought-after location in Guisborough
- ▲ Four well-proportioned bedrooms
- ▲ Spacious lounge and separate dining area
- ▲ Bright rear conservatory overlooking the garden
- ▲ Large driveway providing ample off-street parking
- ▲ Garage offering storage or conversion potential
- ▲ Ideal for growing families
- ▲ Scope to improve, modernise and further extend (subject to consents)
- ▲ Excellent long-term family home opportunity

£340,000

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*** No Onward Chain ***

Located in a highly sought after area of Guisborough, this well-proportioned four-bedroom detached home offers the perfect opportunity for growing families. Spacious and practical throughout, the property features a bright rear conservatory that adds valuable additional living space and overlooks the garden.

Downstairs comprises a generous lounge, separate dining area, fitted kitchen and the conservatory, offering a versatile layout with plenty of scope to modernise or further extend. Upstairs, four good-sized bedrooms provide ample room for family living.

Externally, the home boasts a large driveway providing excellent off-street parking, along with a garage for storage or potential conversion. The plot offers fantastic potential to improve and expand (subject to consents), making it an ideal long-term home.

A brilliant opportunity in one of Guisborough's most desirable locations.

GROUND FLOOR

ENTRY - 1.65m x 2.26m (5'5" x 7'5")

WC - 1.12m x 1.4m (3'8" x 4'7")

KITCHEN - 3.18m x 3.3m (10'5" x 10'10")

LIVING ROOM - 3.56m x 6.02m (11'8" x 19'9")

SUNROOM - 3.15m x 3.4m (10'4" x 11'2")

DINING ROOM - 4.1m x 2.6m (13'5" x 8'6")

HALLWAY - 1.27m x 3.68m (4'2" x 12'1")

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

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FIRST FLOOR

LANDING - 2.95m × 2.34m (9'8" × 7'8")

BEDROOM ONE - 3.05m × 3.3m (10' × 10'10")

BEDROOM TWO - 3.18m × 3.02m (10'5" × 9'11")

BEDROOM THREE - 2.8m × 2.64m (9'2" × 8'8")

BEDROOM FOUR - 3.15m × 2.97m (10'4" × 9'9")

BATHROOM - 2.6m × 2m (8'6" × 6'7")

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

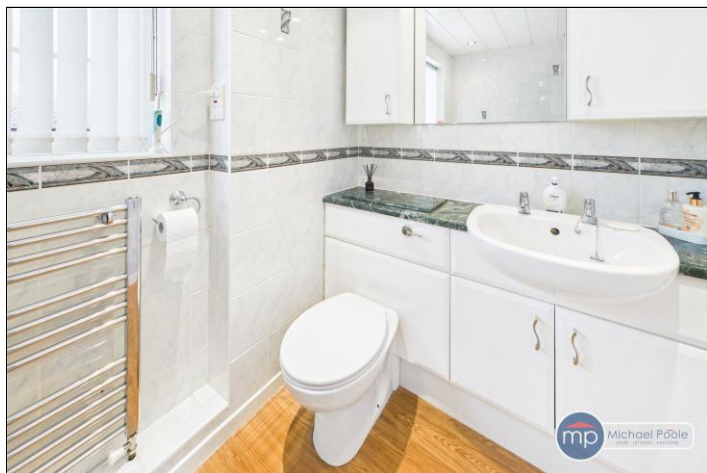
AGENTS REF: - JS/LS/GBH250264/21112025

Council Tax Band: E **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: **01287 552280**



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Floor 0

Floor 1

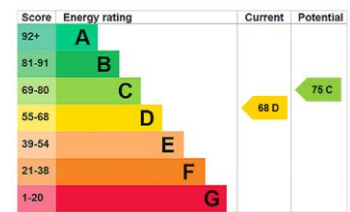
Approximate total area⁽¹⁾
1182 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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