

HOLLYMEAD DRIVE, GUISBOROUGH, TS14 6EE



- ▲ Three bedroom semi-detached home
- ▲ Central Guisborough location
- ▲ Close to local amenities and schools
- ▲ Bright and airy throughout

- ▲ Enclosed rear garden
- ▲ Boarded loft for additional storage
- ▲ Ideal family home or first-time purchase

£160,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A well-presented three bedroom semi-detached home situated on the ever-popular Hollymead Drive in the heart of Guisborough, offering an ideal opportunity for families and first-time buyers alike.

This bright and airy property is located in a central position, conveniently close to a range of local amenities, schools, and transport links. Internally, the home offers well-proportioned living accommodation throughout, creating a welcoming and comfortable environment for family living.

To the ground floor, there is a spacious lounge filled with natural light, alongside a well-appointed kitchen with ample space for dining. Upstairs, the property benefits from three good sized bedrooms and a family bathroom.

Externally, the home boasts an enclosed rear garden, perfect for children, pets, or outdoor entertaining. Additional benefits include a boarded loft space providing excellent storage solutions.

Early viewing is highly recommended to fully appreciate the space, location, and potential this fantastic home has to offer.

GROUND FLOOR

ENTRANCE HALLWAY - 1.52m x 1.22m (5' x 4')

LIVING ROOM - 5.03m x 3.28m (16'6" x 10'9")

KITCHEN - 4.17m x 2.5m (13'8" x 8'2")

HALLWAY - 1.45m x 1.5m (4'9" x 4'11")

WC - 0.84m x 1.1m (2'9" x 3'7")

FIRST FLOOR

LANDING - 1.65m x 2.44m (5'5" x 8')

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

www.michaelpoole.co.uk



HOLLYMEAD DRIVE, TS14 6EE

BEDROOM ONE - 5.03m x 2.62m (16'6" x 8'7")

BEDROOM TWO - 3.3m x 2.5m (10'10" x 8'2")

BEDROOM THREE - 2.13m x 1.6m (7' x 5'3")

BATHROOM - 1.63m x 1.63m (5'4" x 5'4")

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/GBH260052/19032026

Council Tax Band: B **Tenure:** Freehold

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

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



HOLLYMEAD DRIVE, TS14 6EE





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.



TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD