

LEALHOLM WAY, GUISBOROUGH, TS14 8LN



- ▲ Offered for sale with no onward chain
- ▲ Front-facing garden area
- ▲ Two well-proportioned bedrooms
- ▲ Separate driveway providing off-street parking
- ▲ Detached garage for additional storage or parking
- ▲ Ideal for first-time buyers, downsizers or investors
- ▲ Close to local amenities and transport links
- ▲ Early viewing recommended

£90,000

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Situated on the popular Lealholm Way in Guisborough, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living, ideal for a range of buyers including first-time purchasers, downsizers or investors.

The property benefits from a spacious lounge filled with natural light, featuring patio doors opening directly onto a front-facing garden area, creating a pleasant indoor-outdoor feel and an ideal space to relax.

The accommodation further comprises two bedrooms, a fitted kitchen and a shower room, all thoughtfully arranged across the ground floor for easy accessibility and practical living.

Externally, the property offers its own separate driveway and garage, providing valuable off-street parking and additional storage space.

Located close to local amenities, transport links and the many attractions of Guisborough town centre, this apartment presents an excellent opportunity in a sought-after residential location. Early viewing is recommended to appreciate all that is on offer.

GROUND FLOOR

ENTRANCE HALL - 3.76m x 0.94m (12'4" x 3'1")

LOUNGE - 4.37m x 3.20m (14'4" x 10'6")

KITCHEN - 2.67m x 2.29m (8'9" x 7'6")

SHOWER ROOM - 1.92m x 1.68m (6'4" x 5'6")

BEDROOM ONE - 3.76m x 2.87m (12'4" x 9'5")

BEDROOM TWO - 2.64m x 1.83m (8'8" x 6')

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

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LEALHOLM WAY, TS14 8LN

Mains Utilities
Electric Storage Heaters
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

AGENTS REF: - JS/LS/GBH260112/11052026

Council Tax Band: A **Tenure:** Leasehold

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



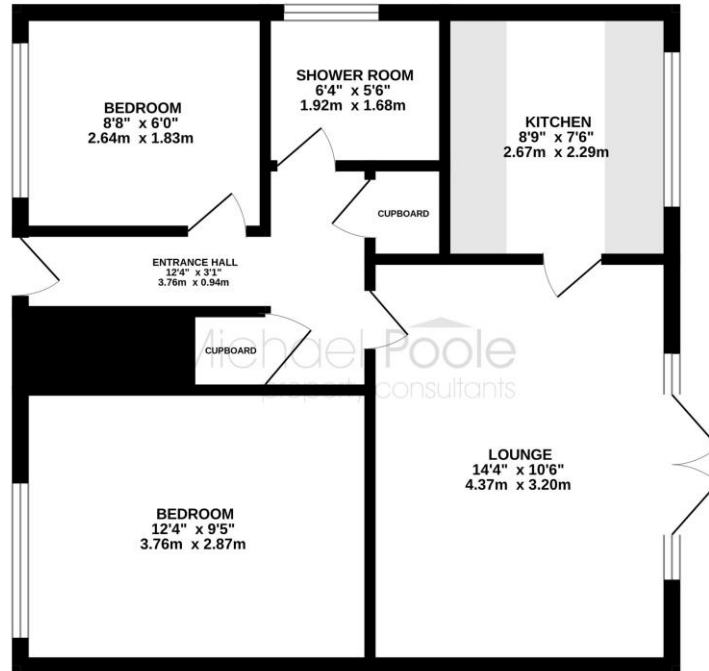
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A photograph of the Michael Poole property consultants storefront at night. The storefront is illuminated by a bright blue neon sign that reads "Michael Poole property consultants". The large glass windows display various property listings and brochures. The interior of the shop is visible through the windows.

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO VIEW: Contact our Guisborough Office on Tel: **01287 552280**
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