

# WILLIAM STREET, NEW SKELTON, TS12 2AG



- ▲ Mid-Terraced Family Home
- ▲ Unique Basement Bedroom with En-Suite Shower Room
- ▲ Separate Rear Access to Basement Accommodation
- ▲ Spacious Lounge & Separate Dining Room
- ▲ Fitted Kitchen
- ▲ Ground Floor Family Bathroom
- ▲ Three Good-Sized First Floor Bedrooms
- ▲ Flexible Living Accommodation
- ▲ Ideal Family Home or Investment Opportunity
- ▲ Close to Local Amenities, Schools and Transport Links

**£125,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



A rare opportunity to acquire this deceptively spacious and versatile three/four-bedroom mid-terraced property situated within a popular residential area of Skelton, close to local amenities, schools and transport links.

Offering flexible accommodation across multiple levels, the property features a unique basement conversion which currently serves as a fourth bedroom complete with its own en-suite shower room and separate rear access, making it ideal for a teenager, guest suite, home office or potential annexe-style accommodation.

To the ground floor, the property comprises a welcoming lounge, separate dining room, fitted kitchen and family bathroom. To the first floor are three well-proportioned traditional bedrooms, all offering excellent living space for a growing family.

This characterful home combines generous room sizes with versatile accommodation and would appeal to a wide range of purchasers including families, first-time buyers and investors alike. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

**GROUND FLOOR**

**HALLWAY - 4.17m x 1m (13'8" x 3'3")**

**DINING ROOM - 3.12m x 3.68m (10'3" x 12'1")**

**LIVING ROOM - 3.45m x 3.8m (11'4" x 12'6")**

**KITCHEN - 2.2m x 2.29m (7'3" x 7'6")**

**REAR HALLWAY - 0.84m x 1.5m (2'9" x 4'11")**

**GROUND FLOOR BATHROOM - 1.32m x 2.3m (4'4" x 7'7")**

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

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# WILLIAM STREET, TS12 2AG

## BASEMENT

**BEDROOM - 3.25m x 2.74m (10'8" x 9")**

**BATHROOM - 1.04m x 1.32m (3'5" x 4'4")**

## FIRST FLOOR

**LANDING - 0.86m x 2.18m (2'10" x 7'2")**

**BEDROOM ONE - 3.35m x 2.97m (11' x 9'9")**

**BEDROOM TWO - 3.02m x 2.84m (9'11" x 9'4")**

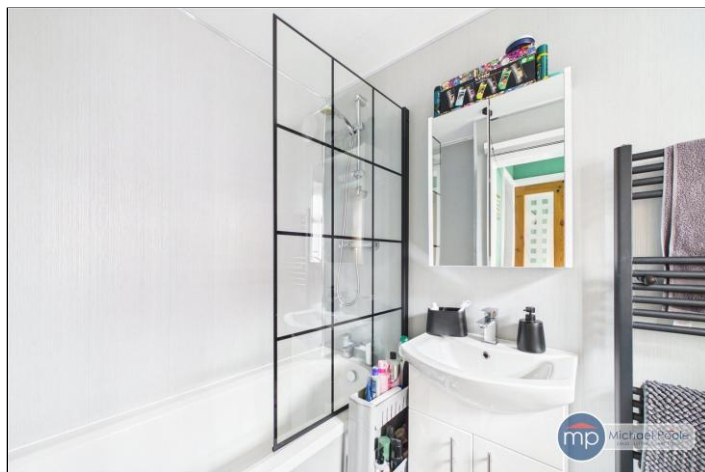
**BUYERS IDENTIFICATION CHECK(S)** - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We 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.

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

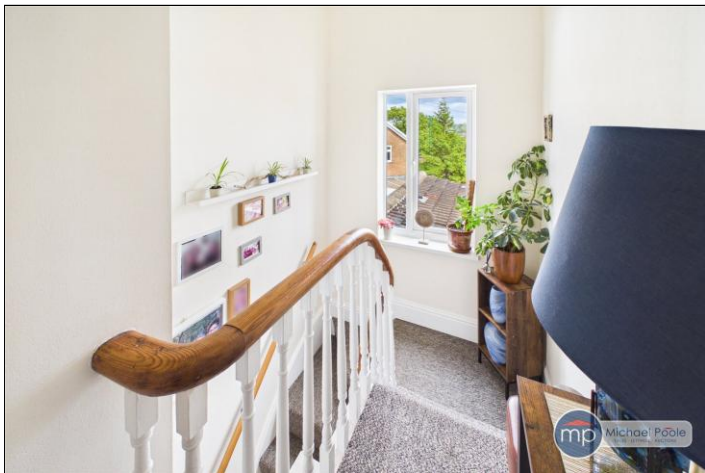
**AGENTS REF:** - JS/LS/GBH260164/11062026

**Council Tax Band:** A      **Tenure:** Freehold

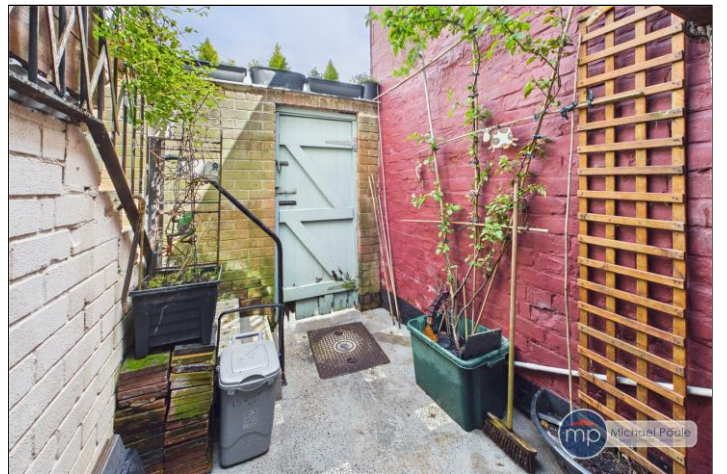
**TO VIEW:** Contact our Guisborough office on  
Tel: **01287 552280**



WILLIAM STREET, TS12 2AG



WILLIAM STREET, TS12 2AG





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