

## HELMSLEY DRIVE, GUISBOROUGH, TS14 6TA



- ▲ Three Bedroom Terraced Property
- ▲ Highly Popular Area
- ▲ Stunning Move In Ready Condition Throughout
- ▲ Sleek High Gloss Kitchen
- ▲ Fantastic Spacious Home

- ▲ Brilliant for a First Time Buyer or Buy to Let
- ▲ Nicely Positioned for the North Yorkshire Moors National Park
- ▲ South Facing Low Maintenance Rear Garden
- ▲ On Street Parking

**£119,950**

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Simply bring your furniture to this showstopper of a property! Immaculately presented both inside and out and located within a popular area of Guisborough. Brilliant for a first time buyer or buy to let. Excellent for local amenities, schooling and transport links. Early viewing is essential to avoid disappointment.

**GROUND FLOOR**

**ENTRANCE HALL - 1.88m x 0.95m (6'2" x 3'1")**

Modern part glazed composite entrance door, decorative tiled flooring, door to the storeroom and further door to the hall.

**STOREROOM - 1.88m x 0.95m (6'2" x 3'1")**

A versatile space with shelved storage.

**HALL - 1.77m x 4.86m (5'10" x 15'11")**

With neutral decoration, grey carpet, storage cupboards, radiator, and door to the living room and kitchen diner.

**LIVING ROOM - 4.78m x 3.14m (15'8" x 10'4")**

A nicely presented room with feature wall and grey carpet, modern style radiator and UPVC french doors to the south facing rear garden.

**KITCHEN DINER - 2.83m (9'3") reducing to 1.96m (6'5") x 4.74m (15'7") reducing to 3.69m (12'1")**

A sleek high gloss fitted kitchen with grey oak laminated worktops and upstands, integrated electric oven and five ring gas hob with extractor hood, integrated fridge freezer, washing machine and tumble dryer. Washed wide plank oak laminate flooring flows through to the dining area, feature lighting and LED plinth lighting, modern style chrome radiator and UPVC window.

**FIRST FLOOR**

**LANDING - 2.05m (6'9") reducing to 1.77m (5'10") x 3.29m (10'10") reducing to 0.86m (2'10")**

With panelled doors to all rooms and twin storage cupboards housing the Baxi combi boiler.

**BEDROOM ONE - 2.62m x 3.95m (8'7" x 13')**

A nicely presented room with feature wall and grey carpet, brushed stainless steel sockets and switches, radiator and UPVC window overlooks the rear garden.

**TO VIEW: Tel: 01287 552280**

10 Chaloner Street, Guisborough, TS14 6QD

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### **BEDROOM TWO - 1.92m x 4.05m (6'4" x 13'3")**

With modern style decoration, grey carpet, radiator and UPVC window.

### **BEDROOM THREE - 2.06m x 2.92m (6'9" x 9'7")**

A spacious third bedroom with feature wall, grey carpet, radiator and UPVC window.

### **BATHROOM - 2.76m x 1.68m (9'1" x 5'6")**

A modern white suite with over bath thermostatic shower with rinser attachment, fully UPVC clad walls and ceiling with LED lighting, high gloss vanity storage unit, Bluetooth speakers, towel radiator, grey oak Herringbone vinyl flooring and twin UPVC windows.

### **EXTERNALLY**

The front of this immaculate property benefits from block paving, hot and cold water taps and security sensor lighting. The south facing low maintenance rear garden is stone paved with neat artificial laid lawn, storage shed with power and gated access to the rear of the property. A real suntrap.

#### 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:** - CF/LS/RED250912/16122025

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

**TO VIEW:** Contact our Guisborough office on

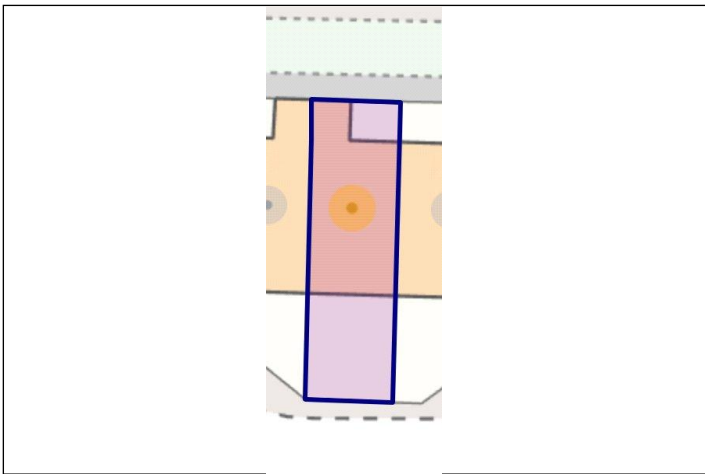
Tel: **01287 552280**



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