

HUNTERS PLACE, GUISBOROUGH, TS14 7BF



- ▲ Three Bedroom Semi Detached Property
- ▲ En-Suite
- ▲ Extended, Remodelled & Upgraded
- ▲ Spans Over 1,000 Sq. Ft

- ▲ Highly Popular Residential Development
- ▲ Wren Granite Topped Kitchen
- ▲ Ground Floor WC & Utility Room
- ▲ Double Driveway
- ▲ Garden

Offers Over £239,950

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Located within a highly popular development, this upgraded and remodelled family home ticks of plenty of boxes. Upgrades include a stunning Wren kitchen diner opening through to a fantastic light and bright extension with bi-folding doors to the rear garden. Early viewing is essential to fully appreciate this brilliant property.

GROUND FLOOR

ENTRANCE HALL - 1.10m x 1.47m (3'7" x 4'10")

Part glazed composite entrance door, radiator, oak panelled door to the living room and further door to the integral garage.

INTEGRAL GARAGE - 2.40m x 3.46m (7'10" x 11'4")

With remote roller door from the driveway, power, light and handy door to the entrance hall.

LIVING ROOM - 3.15m (10'4") reducing to 2.27m (7'5") x 4.93m (16'2") reducing to 2.92m (9'7")

A nicely presented spacious room with feature lighting, radiator, UPVC window and oak panelled doors to access to the utility, WC and staircase to the first floor, further double doors open to the kitchen diner.

KITCHEN DINER - 5.69m x 2.34m (18'8" x 7'8")

A stunning space with a recently fitted granite topped Wren kitchen with soft closing doors, AEG electric oven and gas hob with extractor hood, integrated fridge freezer, dishwasher and wine cooler. Oak laminate flooring flows through to the dining space with downlighters, radiator and opening through to the light filled family room.

FAMILY ROOM - 5.07m x 2.59m (16'8" x 8'6")

A light and bright space with neutral décor, flooring flows through from the kitchen diner, modern style graphite radiator, Velux style roof windows shower the room with natural light, downlighters and bi-folding doors open to the rear garden.

UTILITY - 2.35m x 1.30m (7'9" x 4'3")

With plumbing for washing machine and space for tumble dryer, grey Herringbone vinyl flooring, cupboard storage and downlighters.

WC - 1.46m x 0.91m (4'9" x 3')

White suite with tiled splashback, extractor fan, vinyl flooring and radiator.

TO VIEW: Tel: 01287 552280

10 Chaloner Street, Guisborough, TS14 6QD

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FIRST FLOOR

LANDING - 2.97m x 1.88m (9'9" x 6'2")

With panelled doors to all rooms including a handy storage cupboard and access to the loft space.

BEDROOM ONE - 4.23m (13'11") reducing to 3.00m (9'10") x 2.93m (9'7") reducing to 1.47m (4'10")

A nicely presented room with neutral decoration including carpet, fitted wardrobes storage, radiator, twin UPVC windows offer views over Highcliff and door to the en-suite.

EN-SUITE - 1.43m x 2.11m (4'8" x 6'11")

A white suite with Mira thermostatic shower with extractor fan, part tiled walls, vinyl flooring, radiator and UPVC window.

BEDROOM TWO - 2.66m x 3.42m (8'9" x 11'3")

With neutral decoration, fitted wardrobes, radiator and UPVC window overlooks the rear garden.

BEDROOM THREE - 2.97m x 2.41m (9'9" x 7'11")

A spacious third bedroom with fitted wardrobe storage, radiator and UPVC window overlooks the rear garden.

BATHROOM - 2.66m x 1.69m (8'9" x 5'7")

White suite with part tiled walls, chrome ladder radiator, vinyl flooring, extractor fan and UPVC window.

EXTERNALLY

PARKING & GARDEN - The front of the property benefits from a double tarmac driveway, paved pathways and gated access to the rear garden. The rear garden is laid to lawn with a raised sundeck area, paved pathways, patio area and gated access to the driveway.

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/RED250953/10122025

Council Tax Band: C **Tenure:** Freehold

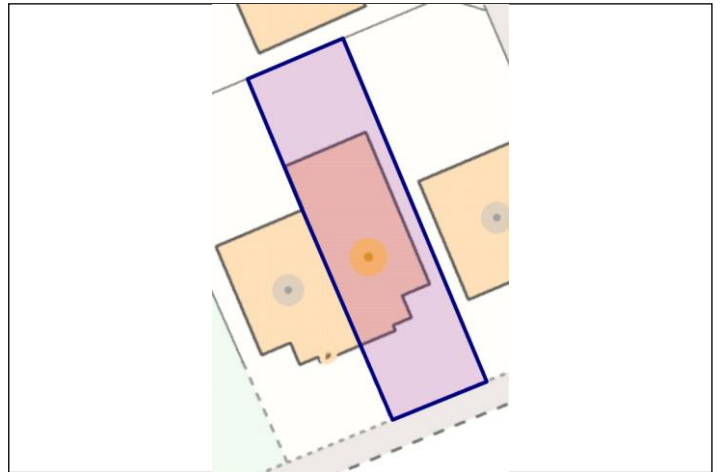
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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