Inglebys
Estate Agents



20 Hunters Place

Guisborough, TS14 7BF

£160,000

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Situated within a modern, highly regarded residential setting in Guisborough at Hunters Place, this attractive two-bedroom semi-detached house is finished to a high standard throughout in move in ready condition, making it an excellent opportunity for first time buyers and investors.

The ground floor features an inviting entrance leading into a bright, well-proportioned living room, complemented by a contemporary fitted kitchen and dining area. A dedicated ground floor cloakroom and WC adds valuable everyday convenience.
On the first floor, the layout provides two comfortable double bedrooms alongside a modern family bathroom suite.
Outside the home boasts dedicated off-street parking for two vehicles and to the rear is a private, fully enclosed garden.

The properties location ensures effortless access to Guisborough town centre, historic market amenities, well-regarded schools and major road links across Teesside and North Yorkshire.







Tenure: Freehold
Council Tax: Redcar & Cleveland - B
EPC Rating: Awaiting assessment

Entrance Hallway 4'10" x 5'0" (1.48 x 1.53)
Partially glazed composite entrance door.
Wood effect laminate flooring.
Staircase rising to the first floor.

Kitchen/Breakfast Room 8'3" x 6'5" (2.54 x 1.96)
Double glazed window to the front aspect.
Fitted wall and base units with wood effect roll top work surfaces and matching breakfast bar.
Integrated single electric oven, a four burner gas hob and an extractor hood.
Plumbing for a washing machine.
Open-plan to the living room

Cloakroom / WC 5'2" x 2'11" (1.58 x 0.90)
Low level WC.
Wash hand basin.

Living Room 12'3" x 10'11" (3.75 x 3.35)
Double glazed window to the rear aspect.
Double glazed French doors, opening to the rear garden.

First Floor Landing
Loft access hatch.

Bedroom One 7'3" x 12'2" (2.23 x 3.71)
2x double glazed windows to the front aspect.

Bedroom Two 7'0" x 7'7" (2.15 x 2.33)
Double glazed window to the rear aspect.

Bathroom 5'11" x 5'7" (1.82 x 1.71)
Double glazed, frosted window to the side aspect.
A modern, white suite comprised of a low level WC, pedestal wash hand basin and a panelled bath with shower over.
Half tiled walls.
Wood effect vinyl flooring.

External
To the front of the property is a driveway providing off street parking for two cars.

The rear enclosed garden is mainly laid to lawn with a paved patio area and a wooden storage shed.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

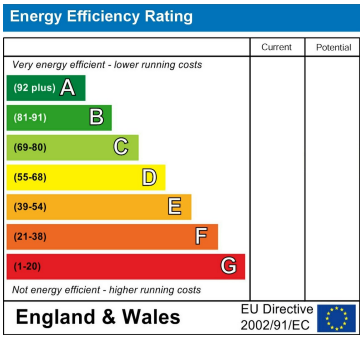
Area Map



Floor Plans



Energy Efficiency Graph



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