



## 35 NIGHTINGALE ROAD, GUISBOROUGH, TS14 8HA

- ▲ Exceptional Three Bedroom Detached Family Home Built In 2016
- ▲ Lounge And Separate Dining/Family Room
- ▲ Attractively Fitted Breakfast Kitchen With A Host Of Appliances
- ▲ En-Suite Shower Room To Master Bedroom
- ▲ Contemporary Styled Family Bathroom
- ▲ Neutral Decoration Throughout
- ▲ Double Width Driveway/Gardens & Integral Garage
- ▲ A 'Must View' Home
- ▲ Offered Unfurnished & Ready To Rent Now
- ▲ No Pets, Smokers Or DSS. Bond £900



Residential Lettings

Rent: £700 Per Calendar Month Bond: £900

Michael Poole  
property consultants

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# 35 NIGHTINGALE ROAD, GUISBOROUGH, TS14 8HA

Situated on the outskirts of this historic market town within the Galley Hill area, a Taylor Wimpey built Three Bedroom Detached Family Home of exceptional quality built in 2016 and still under NHBC warranty.

This superb location offers convenient access to woodland walks, highly regarded schools & Sixth Form College, bus services, restaurant pubs, supermarket shopping and individual shops/eateries in the town centre itself.

Beautifully presented throughout with features to include gas central heating, upvc double glazing, two reception rooms, ground floor cloakroom/w.c., well appointed breakfast kitchen with appliances (oven, hob, washing machine, dishwasher & fridge/freezer), en-suite master bedroom and a two further bedrooms are served by a contemporary styled family bathroom with shower. Outside there is a double width driveway, single integral garage and lawned gardens to the front and rear.

This unfurnished home is available to rent now and the landlord has stipulated no pets, smokers or DSS and a bond of £1000.



## GROUND FLOOR HALLWAY - ' '

**CLOAKROOM/WC** - With a white two-piece suite and extractor unit.

**DINING/FAMILY ROOM** - 3.1m x 2.64m (10'2" x 8'8")

Could be utilised as a study if preferred. Views beyond the Cleveland Hills beyond.

**REAR LOUNGE** - 4.3m x 3.18m (14'1" x 10'5")

With garden access via French doors with adjacent window.

**BREAKFAST KITCHEN** - 2.95m x 2.97m (9'8" x 9'9")

With an attractive range of units, built-in electric hob and fan assisted electric oven with a chrome splash back and a chimney style extractor hood over. Freestanding washing machine, dishwasher and fridge freezer. Side access door. Extractor unit.

## FIRST FLOOR

**LANDING** - With storage cupboard. Access to the loft space.

**BEDROOM ONE** - 3.76 (12'4")m to robe front x 2.67 (8'9")m (min)

12'4 to robe front x 8'9 (min). With a quality range of built-in wardrobes. Views of the Cleveland Hills beyond.

**PART TILED EN-SUITE/WC** - With white two-piece suite and a shower enclosure with a mixer shower. Extractor unit.

**BEDROOM TWO** - 3.8m (max) x 2.72m (12'6" (max) x 8'11")

12'6 (max) x 8'11

**BEDROOM THREE** - 2.97m x 2.44m (9'9" x 8')

**CONTEMPORARY STYLE BATHROOM** - Includes a shower bath with a glazed screen and an extractor unit.



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To apply for this property please email or call Michael Poole using the above details

In order to apply for this or any other properties through Michael Poole, you will have to pay an administration fee. This consists of :  
 £180 for a single person application  
 £250 for a joint application  
 £70 extra for each additional applicant  
 £50 Guarantor application  
 £300 Company application

The application fee is used to carry out Referencing and Credit checks to confirm suitability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(89-9)	A		
(81-91)	B		
(73-82)	C		
(65-68)	D		
(55-54)	E		
(47-53)	F		
(39-46)	G		
		82	93

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

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