

SCHOLARS GATE, GUISBOROUGH, TS14 8LT



- ▲ Appealing to A Variety of Buyers
- ▲ A Modern Town House Set Over Three Floors
- ▲ Situated in This Popular Guisborough Residential Location
- ▲ Enjoying A Pleasant End of Terrace Plot with Front & Rear Gardens, Off Street Parking for Multiple Vehicles & Detached Garage
- ▲ Gas Central Heating, Double Glazing & Ground Floor Cloakroom/WC
- ▲ Spacious Lounge with French Doors out to Rear Garden Area, Perfect for Entertaining
- ▲ Modern Fitted Kitchen with Built-In Oven & Hob
- ▲ Two First Floor Double Bedrooms & Family Bathroom with Modern White Three-Piece Suite
- ▲ Spacious Master Bedroom to the Second Floor with Walk-In Wardrobe & En-Suite Shower Room

Offers Over £195,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



GROUND FLOOR

HALLWAY

CLOAKROOM/WC

KITCHEN - 1.85m x 3.58m (6'1" x 11'9")

LIVING ROOM - 3.86m x 5.36m (12'8" x 17'7")

FIRST FLOOR

LANDING

BEDROOM TWO - 3.89m x 3.15m (12'9" x 10'4")

BEDROOM THREE - 3.9m x 3.07m (12'10" x 10'1")

BATHROOM - 1.85m x 1.93m (6'1" x 6'4")

SECOND FLOOR

MASTER BEDROOM - 3.9m x 4.42m (12'10" x 14'6")

EN-SUITE - 2.6m x 1.98m (8'6" x 6'6")

WALK-IN WARDROBE

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

www.michaelpoole.co.uk



EXTERNALLY

GARDENS & GARAGE

Neat hedged front garden laid to lawn and a side driveway provides off road parking for multiple vehicles leading to a detached single garage. Gated access leads to the private enclosed low maintenance rear garden with paving.

AGENTS REF: - JF/LS/NUN230529/29062023

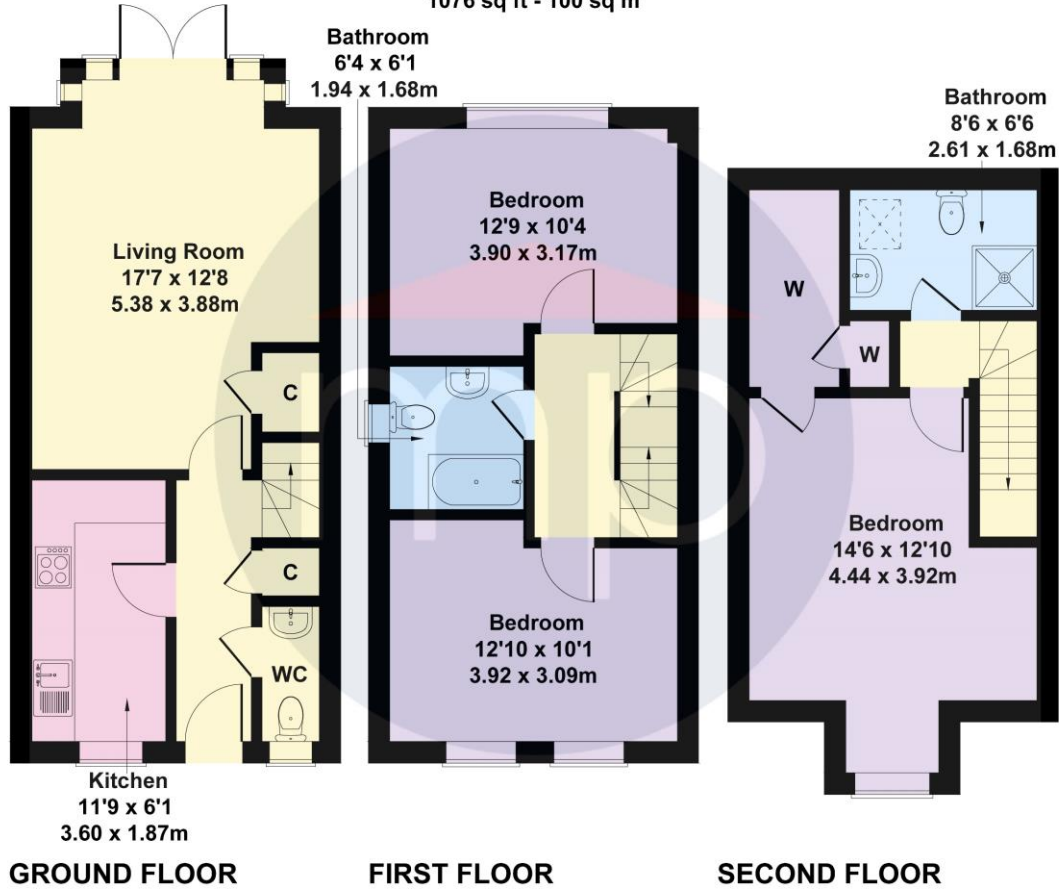
Council Tax Band: C **Tenure:** Freehold

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



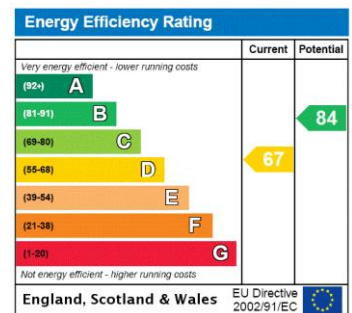
9 Scholars Gate

Approximate Gross Internal Area
1076 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

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