

MOUNT PLEASANT, GUISBOROUGH, TS14 6RA



FOR SALE BY AUCTION
Wednesday 13th December 2023



- ▲ Flexible Accommodation with Huge Potential
- ▲ Period Features
- ▲ Generous Accommodation
- ▲ Two Reception Rooms

- ▲ Kitchen Breakfast Room & Pantry
- ▲ Three Bedrooms
- ▲ Viewing is Highly Recommended to Appreciate All This Property Has to Offer

Guide Price £99,950

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*** For Sale By Auction *** LIVE ONLINE AUCTION ***
 Wednesday 13th December 2023 *** Option 2 ***
www.agentspropertyauction.com

Spacious living accommodation with two reception rooms and kitchen breakfast room with pantry to the ground floor. To the first floor there are two large double bedrooms, a generous single bedroom and bathroom with white three-piece suite. Externally benefitting from off road parking and generous side and rear gardens with countryside views, plus useful attached storage outbuilding.

GROUND FLOOR

ENTRANCE HALL -

KITCHEN BREAKFAST ROOM - 4.37m x 4.57m (14'4" x 15')

PANTRY -

LOUNGE - 4.4m x 4.11m (14'5" x 13'6")

DINING/SITTING ROOM - 4.4m x 4.14m (14'5" x 13'7")

FIRST FLOOR

LANDING - '

BEDROOM ONE - 4.4m x 4.5m (14'5" x 14'9")

BEDROOM TWO - 4.4m x 4.11m (14'5" x 13'6")

BEDROOM THREE - 2.92m x 3.2m (9'7" x 10'6")

BATHROOM - 1.4m x 2.87m (4'7" x 9'5")

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

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EXTERNALLY

PARKING & GARDENS - Externally there is off road parking for multiple vehicles to the front of the property and generous established private side and rear gardens with a wide of variety of shrubs and hedging and stunning views over the surrounding countryside.

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including

the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

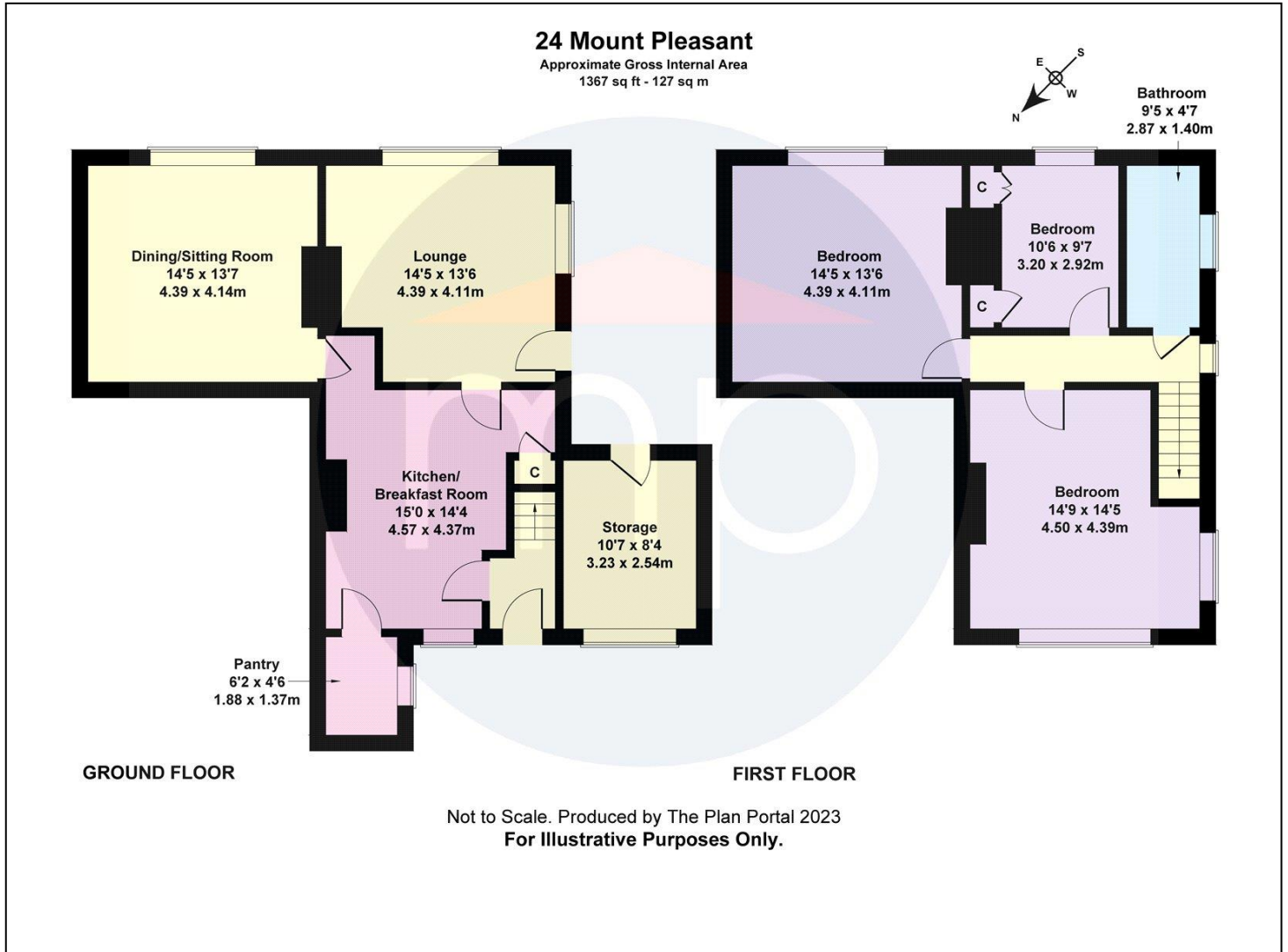
AGENTS REF: - JF/LS/NUN230916/23112023

Council Tax Band: B **Tenure:** Freehold

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







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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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