

GLAISDALE ROAD, GUISBOROUGH, TS14 8DF



- ▲ Outstanding Four Bedroom Detached Family Home
- ▲ Occupying A Prime Plot Within this Modern Development in Guisborough, Close to Well Regarded Schooling & Transport Links
- ▲ Generous Plot with Professionally Landscaped Gardens, A Block Paved Driveway with Parking for Three Cars & Integrated Single Garage
- ▲ Welcoming Entrance Hall & Contemporary Styled Lounge
- ▲ Stunning Full Width Kitchen/Dining/Family Area with High Level Built-In Bosch Oven, Five Ring Gas Hob, Integrated Fridge/Freezer, Dishwasher & Washing Machine
- ▲ French Doors Lead Out to The Private Rear Garden with Woodland Views
- ▲ Handy Ground Floor Cloakroom/WC
- ▲ Four Generous Bedrooms, En-Suite to Master Bedroom & Family Bathroom with White Suite
- ▲ Energy Efficient with Integrated Solar Panel System, Gas Central Heating System & Double Glazing

£299,950

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An outstanding four bedroom detached family home occupying a prime plot within this modern development in Guisborough, close to well-regarded schooling and transport links. On a generous plot with professionally landscaped gardens, a block paved driveway with parking for three cars and integrated single garage. Early viewing advised.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM - 2.95m x 4.75m (9'8" x 15'7")

KITCHEN/DINING/FAMILY ROOM - 7.82m x 3.15m (25'8" x 10'4")

CLOAKROOM/WC

FIRST FLOOR

LANDING

MASTER BEDROOM - 4.1m x 4.75m (13'5" x 15'7")

EN-SUITE

BEDROOM TWO - 2.57m x 4.1m (8'5" x 13'5")

BEDROOM THREE - 2.97m x 3.12m (9'9" x 10'3")

BEDROOM FOUR - 2.74m x 2.03m (9' x 6'8")

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

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

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EXTERNALLY

GARDENS

Externally there is a landscaped front garden laid to lawn with low maintenance gravelled borders and attractive shrubs. To the rear there is a private enclosed landscaped garden laid to lawn with attractive rendered raised planters, paved and gravelled patio area with very pleasant and private woodland views, secure side gate access and handy external bin store.

PARKING & GARAGE

A brick paved driveway with parking for three cars leads to a single integrated garage.

AGENTS REF: - JF/LS/NUN240007/22012024

Council Tax Band: E **Tenure:** Freehold

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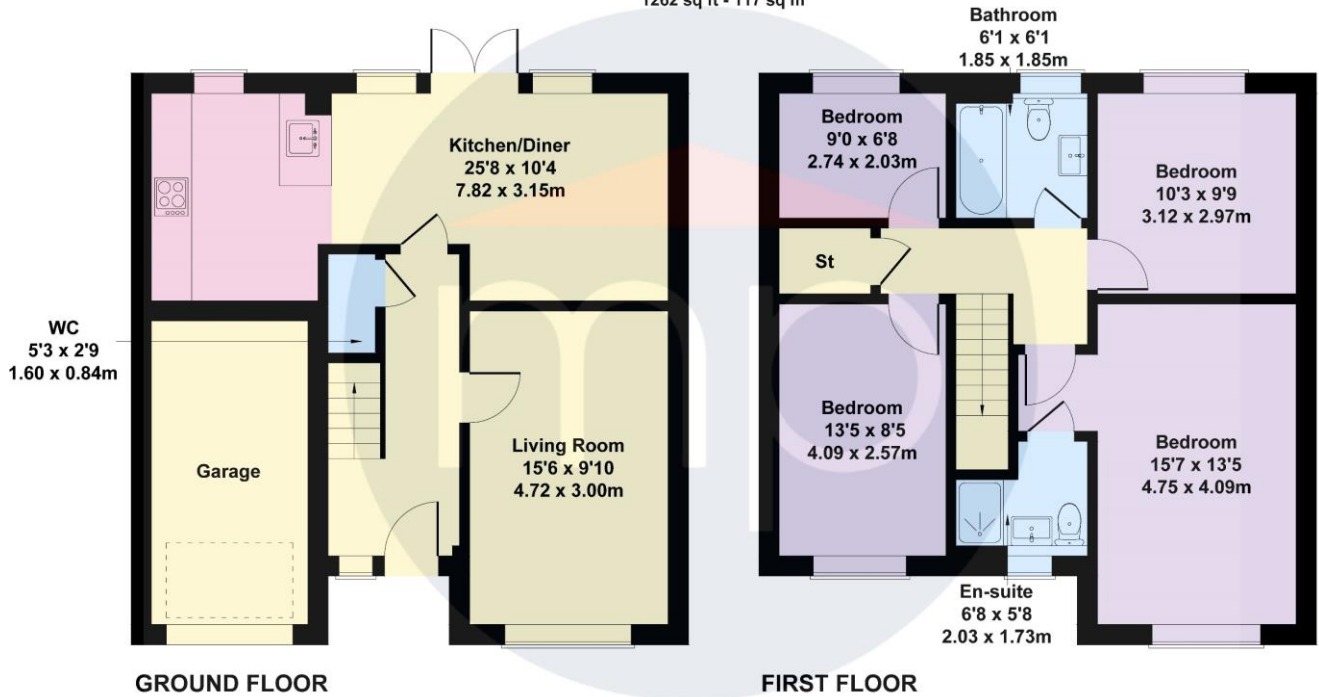


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59 Glaisdale Road

Approximate Gross Internal Area
1262 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2024
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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	99	101
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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