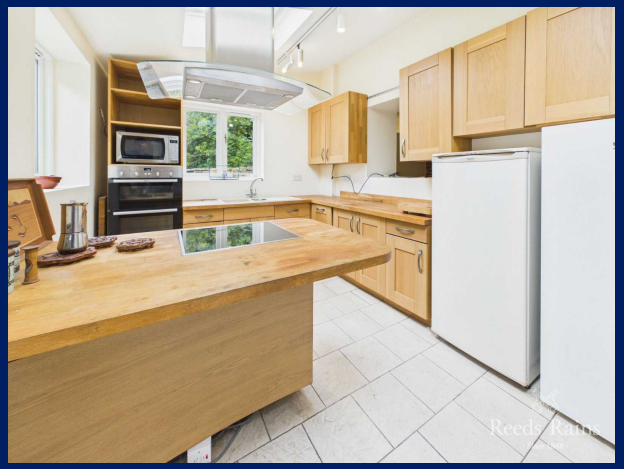






66 Church Street, Guisborough, North Yorkshire, TS14 6BX

reedsrains.co.uk

Asking Price: £325,000

Freehold

The Property Ombudsman

Reeds Rains







Positioned on the corner of Church Square, a lovingly cared for Grade II listed three bedroom stone built end of terrace cottage over three levels with a brick built rear single storey extension. Outside there is a secluded rear garden incorporating a useful stone store, a separate brick outbuilding with a pantile roof that could be developed and an integral garage that could convert to provide additional living accommodation if required (both would be subject to the necessary permissions and consents being granted).

This historic and picturesque location is in a conservation area with the property believed to have been originally a farmhouse.

With period features and a great deal of charm and character, the history of this lovely home is really in the walls and is now ready for its next chapter. Internally it benefits from an air source heat pump providing electric heating to radiators and underfloor heating, some double glazing, a ground floor reception/dining room with a floor to ceiling brick fireplace that incorporates a log burner and a useful opening to the fitted kitchen provides a connection between the two rooms. The kitchen boasts integrated appliances (Miele electric hob and NEFF double oven) and a connecting door to the utility room and shower room. To the first floor there is a welcoming lounge with views over Church Square and a double bedroom served by a modern combined white bathroom with a deep tub bath & shower attachment. The second floor features another two double bedrooms, both with vaulted beamed ceilings and a separate wet room/w.c.

Homes such as this rarely become available for sale so an early viewing is highly recommended.







- Grade II Listed 3 Bedroom Home In A Conservation Area
- Accommodation Over Three Levels
- Integral Garage (Scope To Develop Subject To Consents)
- Secluded Pretty Rear Garden With An Outbuilding
- Historic & Picturesque Area Of Central Guisborough
- First Floor Lounge & Ground Floor Reception Room
- Fitted Kitchen With Utility Room & Shower Room Off
- Brick Built Rear Extension
- Town Centre In Close Walking Distance
- No Onward Chain

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - B

Council Tax Estimate £1,979

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Double Glazing : Some

Mains Utilities - Electric Heating (Air Source Heat Pump)



ACCOMMODATION

Hall
Reception/Dining Room 15'5" x 15'11" (4.7m x 4.85m)
Fitted Breakfast Kitchen 14'7" x 9'4" (4.45m x 2.84m)
Utility Room 12'4" x 3'11" (3.76m x 1.2m)
Shower Room/W.C

First Floor
Landing
Welcoming Lounge 15'6" x 16'2" (4.72m x 4.93m)
Bedroom 2 9'8" x 11'1" (2.95m x 3.38m)
Bathroom/W.C

Second Floor
Landing
Bedroom 1 10'10" x 16'3" (3.3m x 4.95m)
Bedroom 3 7'8" x 15'11" (2.34m x 4.85m)
Wet Room/W.C

EXTERNAL
Integral Garage 15'4" x 16'10" (4.67m x 5.13m)
Outbuilding
Sandstone Walled Rear Garden

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT
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