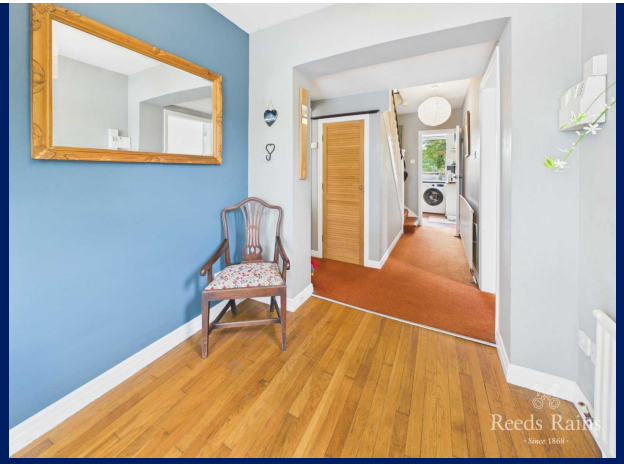






35 West End, Guisborough, North Yorkshire,
TS14 6NN

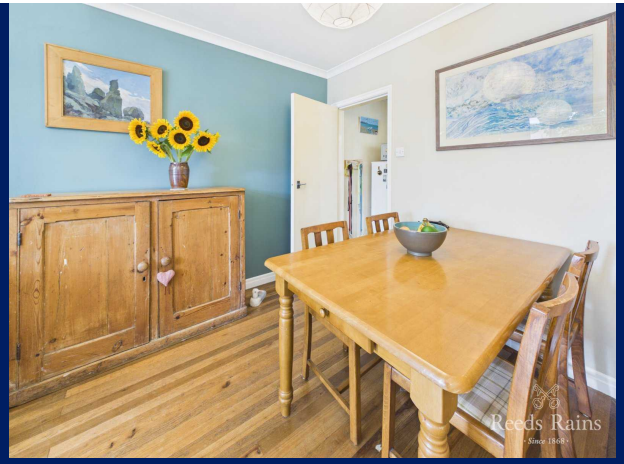
reedsrains.co.uk

Asking Price: £495,000
Freehold

The Property Ombudsman

Reeds Rains







For the first time ever, this much loved family home is being offered to the market. An exceptional opportunity to acquire a Four Bedroom Detached Home in one of the town's most prestigious locations, set within an impressive quarter-acre south facing plot.

Already a highly liveable family home, it offers exciting scope to remodel and create something truly exceptional. Presently, the floorplan includes a reception hallway, two reception rooms, kitchen, utility room with a cloakroom/w.c. off, a landing with a reading nook/library area, four good sized bedrooms, house bathroom with a separate w.c.

Outside the property is set back from the road with deep mature gardens with ash trees, conifers and hedging. The extensive driveway provides off road parking for multiple vehicles. The glorious gardens to the side and rear offer so much space to enjoy and include a cobbled patio area, extensive lawns, rockeries, lavender, fruit trees, apple trees, vegetable beds, fir trees, shed, cold water tap and an area dedicated to support wildlife.

With wonderfully private gardens and the potential to remodel and elevate, this is a rare combination of location, land and opportunity to create the most wonderful family home. We cannot recommend it highly enough.







- Imposing Four Bedroom Detached House
- First Time To Market
- One Of The Most Envied West End Locations
- South Facing Quarter Acre Plot
- Exciting Potential To Update
- Two Reception Rooms
- Generous Off Road Parking & Attached Garage
- Outstanding Views Of The Hills
- Town Centre Within Easy Reach
- No Onward Chain

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band -F

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Mains Utilities - Gas Central Heating



ACCOMMODATION

Ground Floor
Reception Hallway
Lounge 11'10"x17'10" (3.6mx5.44m)
Sitting Room 10'x16'8" (3.05mx5.08m)
Kitchen 16'8"x8'7" (5.08mx2.62m)
Vestibule 6'7"x5'8" (2mx1.73m)
Separate W.C. 2'11"x4'9" (0.9mx1.45m)

First Floor
Landing 6'5" (1.96)x3'2" (0.97) and 9'7" (2.92)x8' (2.44)
Reading Nook 7'3"x7' (2.2mx2.13m)
Bedroom 1 9'11" (3.02)x7' (2.13) and 9'10" (3)x8'8" (2.64)
Bedroom 2 11'10"x8'5" (3.6mx2.57m)
Bedroom 3 11'9"x7'4" (3.58mx2.24m)
Bedroom 4 6'10"x8'8" (2.08mx2.64m)
Bathroom 4'7"x5'4" (1.4mx1.63m)
Separate W.C 2'8"x5'4" (0.81mx1.63m)

EXTERNAL
Driveway
Integral Garage 8'3"x28'2" (2.51mx8.59m)
Gardens

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

10-12, Market Place, Guisborough, Cleveland, TS14 6HF

T: 01287 636474 | E: 01287 636474 | W: reedsrains.co.uk

Reeds Rains