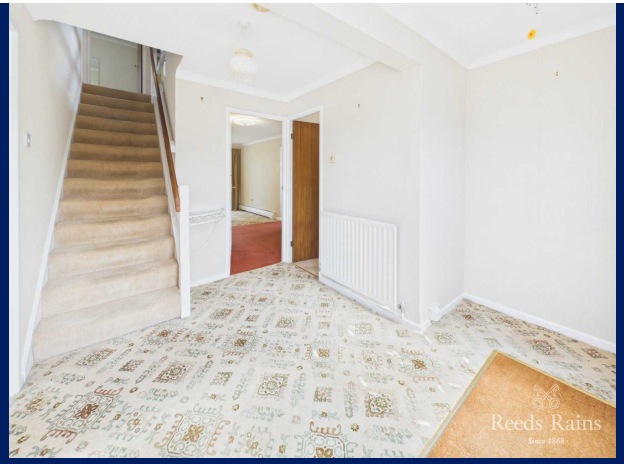






12 Farndale Drive, Guisborough, North Yorkshire, TS14 8JA

reedsrains.co.uk

Asking Price: £360,000
Freehold

The Property Ombudsman

Reeds Rains







Available for sale on the open market for the first time with no forward chain.
Occupying a commanding corner site within the highly desirable Pine Hills development, an EXTENDED Four Bedroom Detached House that represents a rare opportunity to secure a substantial home with outstanding potential. It has been lovingly cared for over the years and perfectly liveable in its current condition but offers an exciting canvas for buyers to create a truly exceptional home tailored to their own needs and lifestyle.
The expansive accommodation features a gas central heating system, uPVC double glazing, two reception rooms together with a lovely full width garden room, a fitted kitchen and four good sized bedrooms served by a house bathroom.
Set within a generous plot, the outside features a driveway providing off road paring for multiple vehicles, a larger than average tandem length garage with a workshop area, and beautifully tended and stocked gardens with an abundance of planting, lawns and patio. The front and side wrap around onto Mossdale Grove with an abundance of lavender and other bee-friendly plants. The enclosed rear is a wonderful space to enjoy as it affords a high degree of privacy and is child and pet friendly.
This appealing home is ideally located for access to Galley Hill Primary School and St Paulinus R.C Primary School, local shopping facilities on The Avenue, The Voyager restaurant pub, Guisborough Forest Walkway and the town centre itself with its wide range of amenities. Coastal areas and the North Yorkshire Moors are also within easy reach.







- Desirable Pine Hills Location
- Extended Four Bedroom Detached House
- Corner Plot With A Tandem Length Garage
- Full Width Garden Room
- Walking Distance Of Highly Rated Primary Schools
- Outstanding Potential On Offer
- Versatile & Flexible Living Space
- No Forward Chain
- Splendid Property Which We Highly Recommend

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - E

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Double Glazing Throughout

Mains Utilities - Gas Central Heating



ACCOMMODATION

Ground Floor
Reception Hallway 7'4"x10'5" (2.24mx3.18m)
Cloakroom/W.C 4'9"x5'4" (1.45mx1.63m)
Lounge 12'4"x23'5" (3.76mx7.14m)
Dining Kitchen 12'4"x17'9" (3.76mx5.4m)
Utility/Kitchen Extension 6'11"x13 (2.1mx13)
Sun Room 24'4"x7'1" (7.42mx2.16m)

First Floor
Landing 6'7"x6'11" (2mx2.1m)
Bedroom 1 12'4"x15'1" (3.76mx4.6m)
Bedroom 2 15'10"x8'9" (4.83mx2.67m)
Bedroom 3 10'2"x8'9" (3.1mx2.67m)
Bedroom 4 9'5"x8'10" (2.87mx2.7m)
Shower Room/W.C 5'5"x10'7" (1.65mx3.23m)

EXTERNAL
Drive
Tandem Length Garage 9'7"x30'9" (2.92mx9.37m)
Extensive 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
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