



**Linnet Close
Guisborough
North Yorkshire
TS14 8LZ**

Offers in Excess of £300,000

bettermove 

Linnet Close

Guisborough

Bettermove are delighted to welcome to the market this charming four bedroom detached house in Guisborough.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing off road parking for several vehicles.

The interior of this beautifully-presented property comprises a spacious bay-fronted living room, modern open plan kitchen/dining/family room and WC on the ground floor. The first floor consists of four bedrooms with an en suite shower room to the master bedroom, and the family bathroom. The current owners have upgraded the flooring with new tiles, oak veneered doors and spotlights in the kitchen and all bathrooms, at a cost of approximately £20,000 which will be remaining in the property. The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months.

Situated in the popular town of Guisborough, the property is close to a wide range of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A171, Marske, Longbeck, Nunthorpe and Great Ayton rail stations.

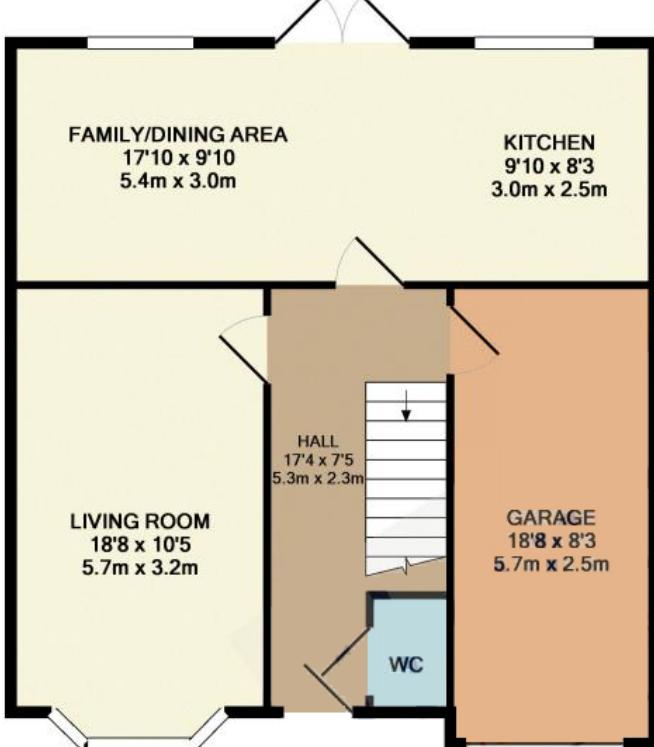
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

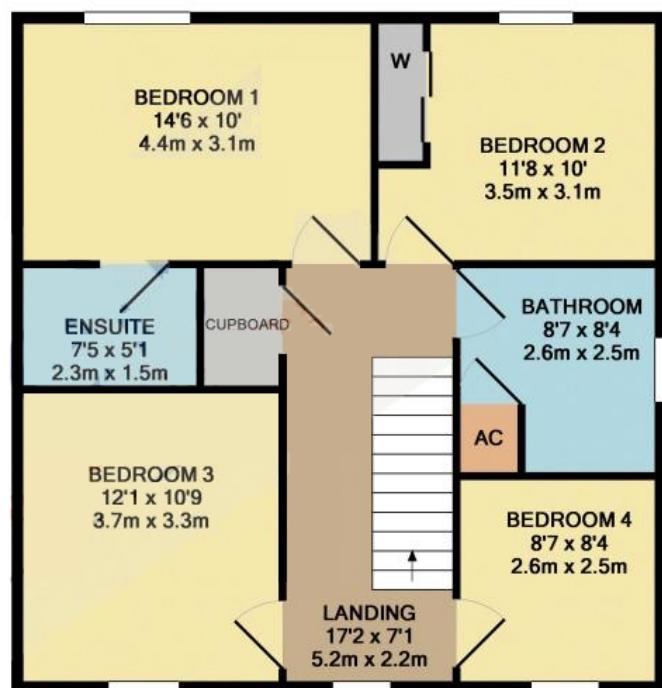
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		93
(81 to 91) B	83	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk