


# 5 Hollytree Mews, Guisborough

£125,000

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# 5 Hollytree Mews

## Guisborough

A two-bedroom bungalow in exclusive over-60s Guisborough development. Modern kitchen, lounge with garden access, communal parking and gardens. No onward chain. Vacant. Early viewing advised.

- Rarely Available Over 60s Residential Development Close to Guisborough High Street
- Two Bedroom Mid-Terraced Bungalow
- Communal Off-Street Parking and Gardens
- Modern Fitted Kitchen & Bathroom
- Spacious Accommodation Throughout
- Close to Local Amenities & Excellent Transport Links
- NO ONWARD CHAIN with Vacant Possession

# 5 Hollytree Mews

## Guisborough

Situated within an exclusive over-60s development in the heart of Guisborough, this two-bedroom mid-terraced bungalow offers an excellent opportunity to acquire a home in this highly regarded and rarely available location.

Properties within Hollytree Mews seldom come to the market, making this a particularly appealing opportunity for those looking to enjoy convenient, low-maintenance living.

The accommodation briefly comprises two good-sized bedrooms, a family bathroom, a modern fitted kitchen and a spacious lounge featuring sliding glass doors which open directly onto the communal garden space to the rear, providing a pleasant outlook and an ideal spot to enjoy the warmer months.

Externally, the development benefits from communal off-street parking to the front, with attractive communal garden areas providing additional outdoor space for residents to enjoy.

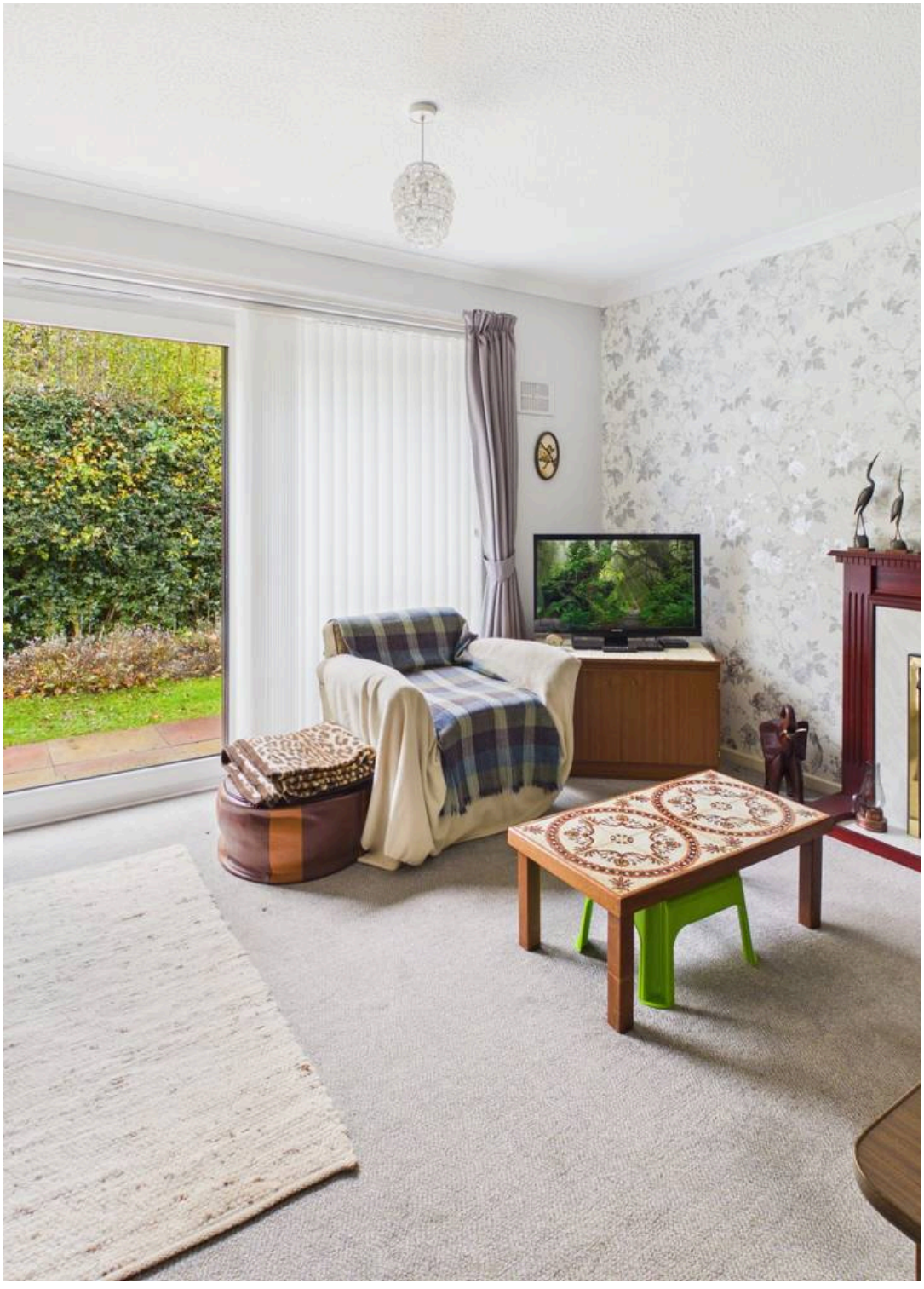
Offered to the market with **NO ONWARD CHAIN and immediate vacant possession**, early viewing is strongly recommended to appreciate both the accommodation and the desirable setting on offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E











**Agents Note:**
Service/Maintenance Charge: £247.38 per month.

**Buyers Identification Check(s)**
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**AGENTS REF:**
JS/LS/05112026









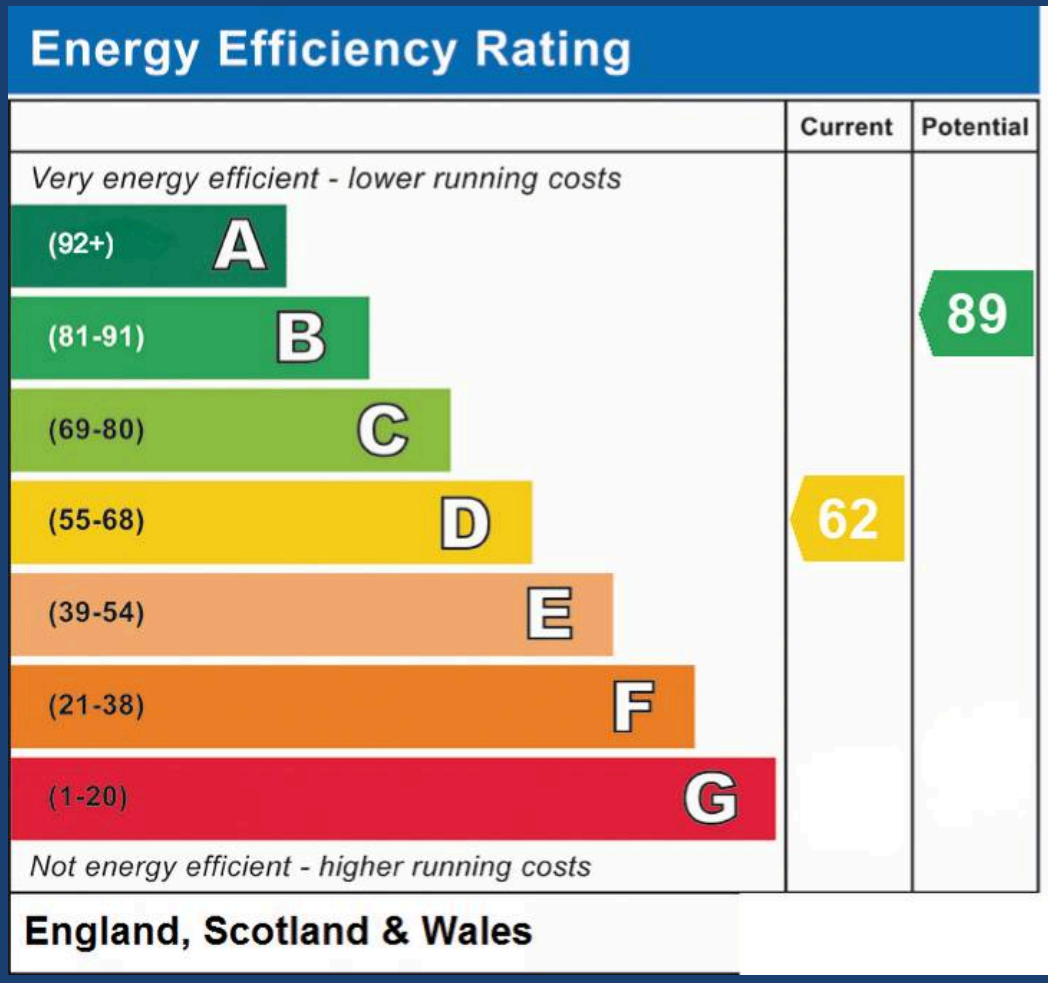


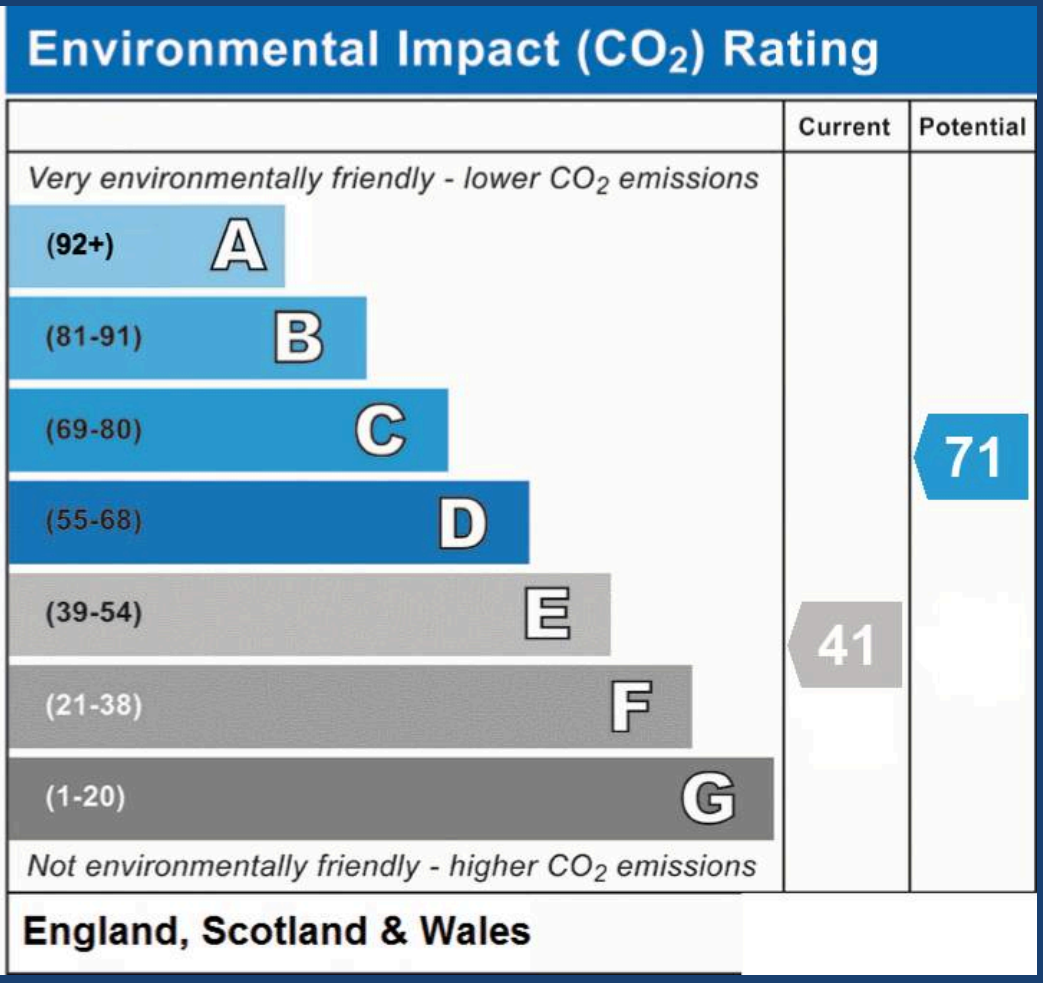







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