



RICHMOND STATION,
STATION YARD, RICHMOND,
NORTH YORKSHIRE, DL10 4LD

GSC GRAYS
PROPERTY • ESTATES • LAND

01748 829210
EMAIL: RICHMOND@GSCGRAYS.CO.UK



21 CLEVELAND ROAD, SCORTON RICHMOND, NORTH YORKSHIRE, DL10 6EF

An extended and recently modernised, three bedroomed property with a particularly good sized rear garden. Benefitting from a large fitted kitchen, living room, dining area with patio doors to the rear garden and a conservatory opening on to the front garden. The gardens have been well maintained, the rear garden having various seating areas, rockeries, lawns and raised allotment beds. Internal viewing is highly recommended. Chain free.

- Three bedroomed semi
- Through lounge/dining area
- Fitted breakfast kitchen
- Conservatory
- Ground floor wc
- Re-fitted bathroom/wc
- Long south facing rear garden
- UPVC double glazing
- Oil fired central heating



Offers in the region of £130,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

21 CLEVELAND ROAD, SCORTON

RICHMOND, NORTH YORKSHIRE, DL10 6EF

SITUATION AND AMENITIES

A1 3.3 miles, Richmond 5.9 miles, Northallerton 10.7 miles, Darlington 13.1 miles, Yarm 14.9 miles.

Cleveland Road is situated in the popular village of Scorton. The village has a large green, two inns, post office/shop and a village hall. There is a primary school at the adjacent village of Bolton on Swale which is 0.6 miles away. Scorton is well placed for commuting with good access to the A1(M). The towns of Richmond, Northallerton and Darlington offer a wider choice of educational, shopping and leisure facilities. Teeside and its conurbation is within a comfortable commuting distance.

ENTRANCE HALL

With double glazed front door, staircase leading to the first floor and door opening through to the living room

LIVING ROOM 4.91 x 3.34 (16'1" x 10'11")

A spacious room with an opening through to the dining area, door to the kitchen and double glazed patio doors opening into a conservatory to the front. Wood flooring, wall mounted feature pebble fire, decorative wooden radiator cover.



CONSERVATORY 3.18 x 2.06 (10'5" x 6'9")

Double glazed with French doors opening out to the front garden.



DINING AREA 2.72 x 1.80 (8'11" x 5'11")

With French doors opening out to the rear garden, plus a side window.



BREAKFAST KITCHEN

Fitted with a good range of wall and floor cupboard units with light wood frontage and granite effect work surfaces over, incorporating single drainer sink unit, electric oven, electric hob and extractor hood over. There is a breakfast bar, polished tiled floor, space for dishwasher and washing machine. A useful understairs storage cupboard and access to a cloakroom/wc. Door to the rear garden.



WC

White suite comprising low level wc and pedestal wash hand basin.

FIRST FLOOR LANDING

From here there is access to all three bedrooms, the bathroom as well as a spacious linen closet.

BEDROOM ONE 3.53 x 3.22 (11'7" x 10'7")

With coving to ceiling and a useful shelved cupboard off. Views over the front garden.



BEDROOM TWO 4.08 x 2.62 (13'5" x 8'7")
With coving to ceiling. Views over the rear garden.



BEDROOM THREE 3.31 x 1.95 (10'10" x 6'5")
With views over the front garden.



BATHROOM/WC
Part tiled walls. Modern white suite comprising panel bath with shower over, pedestal wash hand basin and low level wc.



EXTERNALLY

To the front of the property is an enclosed garden which has been well laid out with gravelling, stepping stones and a formal lawn area with ornamental trees. The oil tank is located in the front garden.

The property has a particularly long rear garden which is laid out in separate areas including a decked seating area immediately outside the dining room, a tiered rockery garden with ornamental pond and steps to a flagged patio, lawns, fruit trees, a summer house/greenhouse and pathway to another section of garden with raised beds and another useful storage shed.



TENURE

The property is believed to be freehold with vacant possession upon completion.

LOCAL AUTHORITY AND TAX BAND

Richmond District Council Tel: 01748 829100.

For council tax purposes the property is banded B.

SERVICES AND OTHER INFORMATION

The property is served by oil fired central heating and the boiler was installed in May 2016.

VIEWINGS

Strictly by appointment with GSC Grays, telephone 01748 829217

PARTICULARS

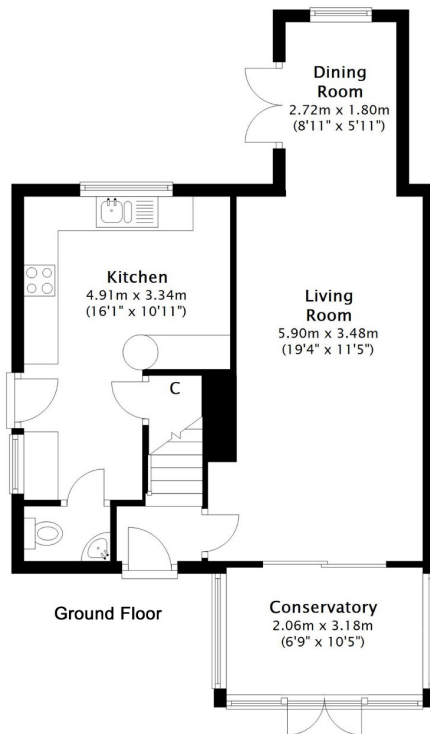
The particulars were written in October 2016.

The photographs were taken in October 2016

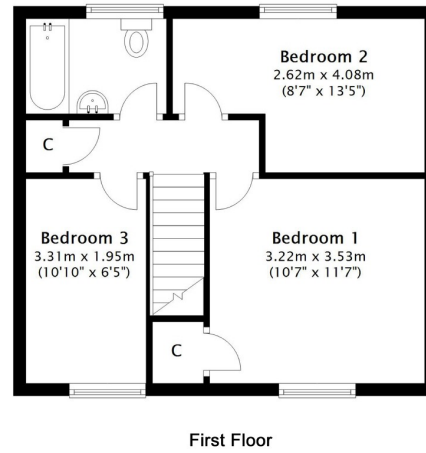


GSC GRAYS

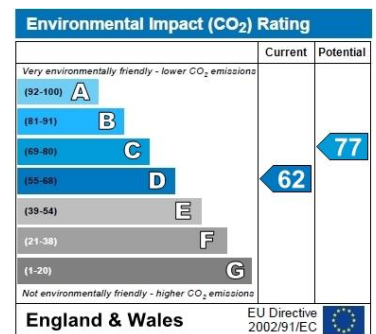
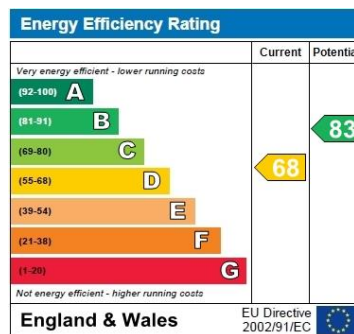
PROPERTY • ESTATES • LAND



21 Cleveland Road Scorton



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



Disclaimer Notice: PLEASE READ:

GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract. 2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



See all our properties at
OnTheMarket.com

BARNARD CASTLE • BEDALE • HAMSTERLEY • LEYBURN • RICHMOND • STOKESLEY

WWW.GSCGRAYS.CO.UK