



GSC GRAYS

PROPERTY • ESTATES • LAND



7, Roseberry Avenue

Stokesley, North Yorkshire, TS9 5HE

Guide Price £230,000



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## Location

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

## Amenities

This historic Georgian market town has stunning views of the Cleveland Hills and is situated on the River Leven. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers' market, Stokesley plays host to the annual agricultural show. The town also has a library, health centre, hotel, cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club, gardening club, primary and secondary schools and several churches.

## Description

A three bedroom, semi detached home close to Stokesley High Street and amenities. The property includes a living room, dining room, kitchen and ground floor wet room. To the first floor, there are three bedrooms, two of which are doubles, along with a family bathroom. Externally, the front and rear gardens are well maintained and low maintenance. There is a garage and ample parking.

## Accommodation Comprises:

### Entrance Porch

With window to the front and door to the entrance hall.

### Entrance Hall

With stairs to the first floor, radiator, under-stairs storage cloakroom and doors to the living room, dining room and kitchen.

### Cloakroom

With ample space for coats and storage or potential for a downstairs W.C

### Living Room

12'3" x 11'11" (3.74m x 3.64m)

With window to the front, fireplace, radiator and double doors to the dining room.

### Dining Room

13'1" x 11'11" (4.01m x 3.64m)

With window to the rear, radiator and double doors to the living room.

### Kitchen

8'9" x 6'7" (2.69m x 2.03m)

With fitted units, space for a fridge freezer, space for a cooker, radiator, sliding door to the rear lobby and window to the side.

### Rear Lobby

With fitted cupboard, sliding door to the ground floor wet room and door leading out to the driveway and rear garden.

### Ground Floor Wet Room

With shower, low-level w.c, hand wash basin, radiator and frosted window to the rear.

### First Floor Landing

With window to the side, two fitted cupboards and doors to three bedrooms and the bathroom.



### Bathroom

With low-level w.c, hand wash basin, bath tub, radiator, cupboard housing the boiler and frosted window to the rear.

### Bedroom

13'3" x 11'2" (4.06m x 3.42m)

With radiator and window to the rear.

### Bedroom

11'11" x 11'2" (3.64m x 3.41m)

With radiator and window to the front.

### Bedroom

8'5" x 7'9" (2.58m x 2.37m)

With radiator and window to the front.

### Externally

To the front of the property, there is a low-maintenance front garden. The rear garden is well maintained with a large patio area, shrub borders, planting and pebbled area.

### Tenure

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

### Local Authority

Hambleton District Council. Telephone: 01609 779 977.

### Particulars and Photographs

Particulars prepared November 2020.

Photographs taken November 2020.

### Disclaimer Notice:

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

7 Roseberry Avenue, Stokesley

Approximate Gross Internal Area  
1184 sq ft - 110 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Viewing

Please contact our Stokesley Office on 01642 710742 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

