



Hilton Road, Seamer, TS9 5LX

Located on a generous plot in the highly sought-after village of Seamer, on the edge of Stokesley, this detached property features large gardens to the front, side, and rear. The home offers a rare combination of space, privacy, and open views, all within easy reach of the A19, A66, and A1. It provides a quiet, rural setting with convenient access to both Stokesley and Yarm.

The property features a flexible layout ideal for family living, with two double bedrooms on the ground floor, both with built-in wardrobes, a family bathroom, and a convenient WC. The heart of the home is the spacious kitchen/dining room, which comes fully equipped with an integrated double oven, hob, extractor, dishwasher, washing machine, and fridge freezer. A generous lounge with a fireplace and bright conservatory provide further living space, with views over the garden and beyond. Upstairs, you'll find two further double bedrooms, both benefiting from en suite bathrooms.

Additional features include double glazing, oil central heating, double garage with electric remote controlled door, and ample parking. The home is positioned to enjoy uninterrupted views towards the Cleveland Hills, adding to its unique charm.

Viewings are highly recommended to fully appreciate all that this exceptional home has to offer.

£475,000

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HALL

LOUNGE

19'10" x 13' (6.05m x 3.96m)

KITCHEN/DINING ROOM

19'10" x 9'10" (6.05m x 3.00m)

DOWNSTAIRS WC

4'5" x 3'7" (1.35m x 1.09m)

CONSERVATORY

BEDROOM THREE

13'11" x 11'10" (4.24m x 3.61m)

BEDROOM FOUR

10'11" x 10'11" (3.33m x 3.33m)

BATHROOM

8'9" x 7'5" (2.67m x 2.26m)

LANDING

BEDROOM ONE

17'1" x 14'2" (5.21m x 4.32m)

ENSUITE

6' x 4'4" (1.83m x 1.32m)

BEDROOM TWO

14'8" x 13'10" (4.47m x 4.22m)

ENSUITE

7'1" x 6'1" (2.16m x 1.85m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

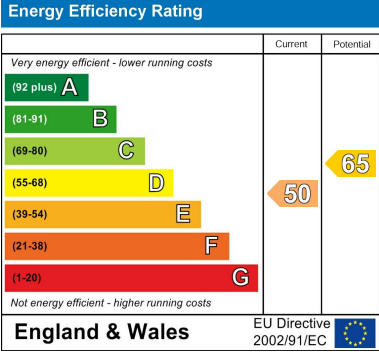




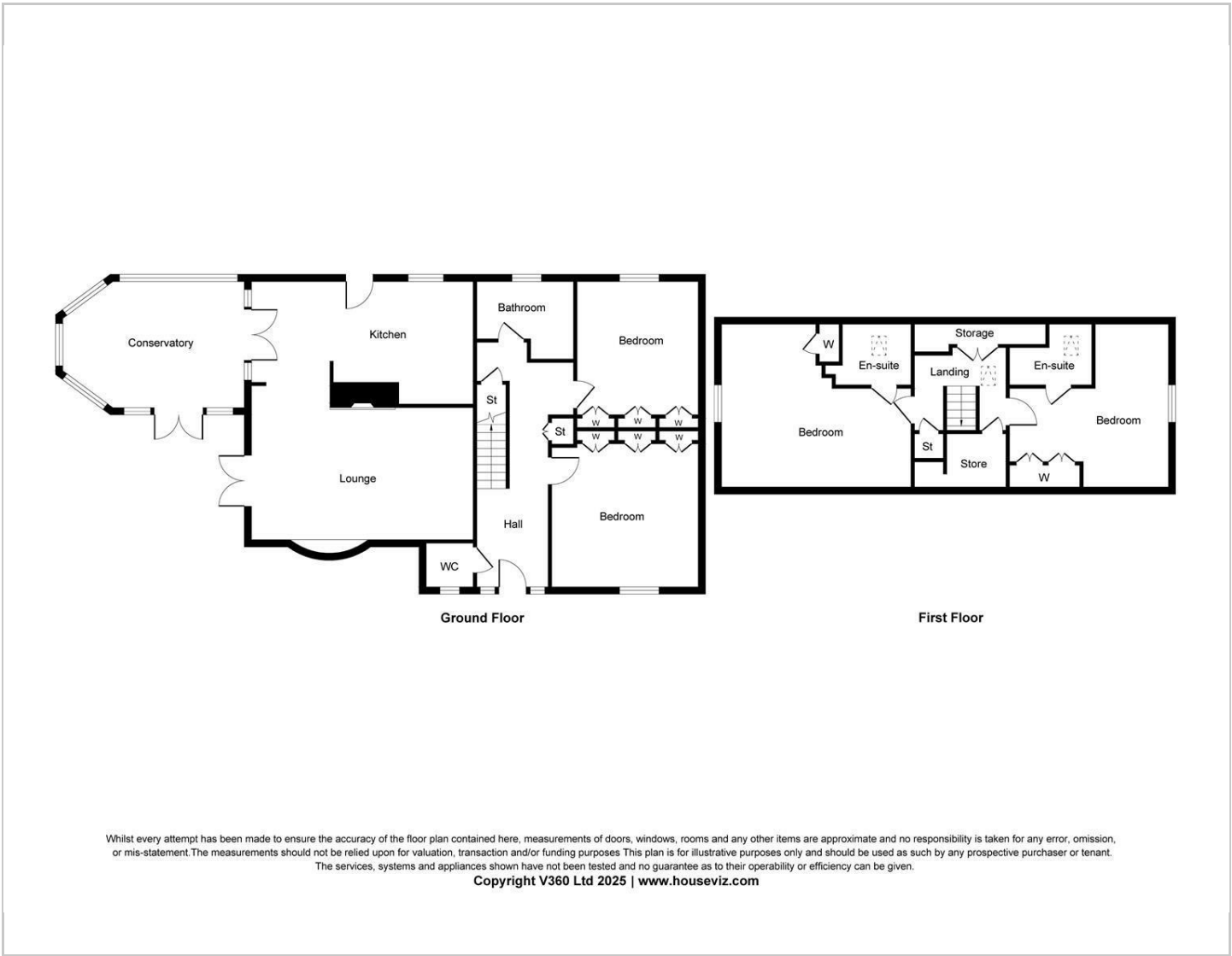
Map



EPC graph



Floor Plan



VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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