



**5 The Firs, Stokesley Middlesbrough
TS9 5FT**

£1,200 Per month

OFFERED FURNISHED OR UNFURNISHED
RECEPTION ROOM, THREE BEDROOMS FAMILY BATHROOM + ENSUITE
OPEN PLAN KITCHEN DINING AREA, GROUND FLOOR WC

SITUATED IN THE POPULAR MARKET TOWN OF STOKESLEY CLOSE TO SHOPS SCHOOLS AND
AMENITIES WITH PRIVATE GARDEN, OFF STREET PARKING, CENTRAL HEATING AND DOUBLE GLAZED
EPC TBC COUNCIL TAX BAND TBC



Description

The newly constructed residence offers a spacious entrance hall leading to the first floor, a modern living room with patio doors providing access to the enclosed rear garden, a ground floor w.c, and an open plan kitchen diner fitted with contemporary white gloss cabinets and integrated appliances, creating an ideal space for entertaining.

The upper level comprises three bedrooms and a family bathroom. The main bedroom features a mirrored fitted wardrobe and an en-suite shower room, while the additional bedrooms, one with a fitted wardrobe, share a meticulously finished main bathroom.

Externally, the property is equipped with two designated parking spaces in front and an enclosed rear garden with side access.

The property is available furnished or unfurnished, and pet accommodation is subject to the owners' discretion.

5 The Firs is equipped with gas fired central heating, double glazing throughout, and a well-appointed kitchen featuring a built-in double electric oven, gas hob with extractor, integral dishwasher, washing machine, and fridge/freezer

Distances

Stokesley Primary Academy

0.7 miles

Stokesley School

1 mile

Great Ayton

3.9 miles

Nunthorpe

4.3 miles

These distances are calculated in a straight line. The actual route and distance may vary.

Location

Nestled in the picturesque landscape of North Yorkshire, Stokesley is a captivating market town exuding historic charm. Its cobbled streets are lined with an array of inviting shops and adorned with quaint, timeless architecture. The town's culinary scene is a delightful tapestry of flavors, offering a rich variety of dining options. Stokesley also provides a wealth of amenities, including lively sports clubs and a bustling farmers market. This vibrant market showcases an abundance of locally sourced produce and an array of artisanal goods, adding to the town's undeniable appeal.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	