

 **HOUSE  
CLICKERS**  
**YOUR LOCAL PROPERTY EXPERTS**



Garbutts Lane, Yarm, TS15 0DL  
**£195,000**

Beautiful 2 Bedroom 2 Bathroom Semi-Detached Period House with 3 Reception rooms located in the very popular village of Hutton Rudby. Originally one large house the current owners have divided it into two separate dwellings. In need of complete renovation this property has lots of the original features including fireplaces in the dining room and bedroom, cornice plus double height ceilings in some rooms. This would make a fantastic project and in the right hands would create a wonderful home. Internally the ground floor living space is very generous and includes a spacious Hallway, Dining room with bay window and fireplace, Double Bedroom, Shower Room, good size kitchen, utility room and cloakroom, Lounge with bay window and sunroom which leads to the small paved rear garden. On the First Floor there is a Large Double Bedroom with Dressing room and Bathroom. The Loft is boarded and has the potential to be converted if planning permission were to be granted. Externally there is a private front garden and paved private rear garden plus Driveway suitable for 2 cars. The buyer would also receive first option to buy the other dwelling if it were to be sold.

#### Entrance Porch

#### Dining Room

16' 8" x 14' 11" (5.08m x 4.54m)

#### Lounge

17' 2" x 13' 9" (5.23m x 4.19m)

#### Sun Room

14' 9" x 10' 2" (4.49m x 3.10m)

#### Kitchen

12' 9" x 9' 10" (3.88m x 2.99m)

#### Laundry Room

5' 6" x 12' 0" (1.68m x 3.65m)

#### Cloakroom

5' 3" x 8' 4" (1.60m x 2.54m)

#### Bedroom

15' 0" x 11' 2" (4.57m x 3.40m)

#### Bathroom

10' 9" x 4' 4" (3.27m x 1.32m) reducing to 2'2"

#### Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m)

#### Bathroom

7' 6" x 4' 3" (2.28m x 1.29m)

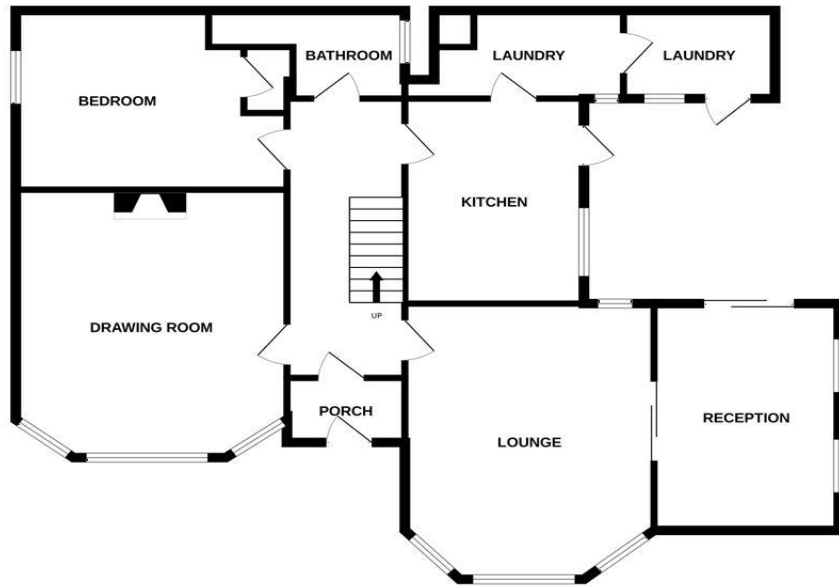
#### Dressing Room

3' 11" x 4' 3" (1.19m x 1.29m)

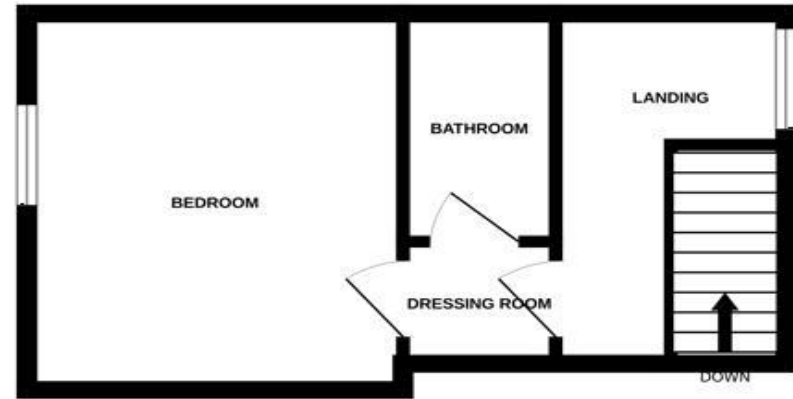




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

House Clickers Ltd

Tel: 01642789649 , enquiries@houseclickers.co.uk

www.houseclickers.co.uk