



North End, Hutton Rudby, Yarm, TS15 0DG

£177,500



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Tucked away in a delightful village setting, this charming two bedroom mid-terrace cottage has a welcoming feel and would equally suit a classic cottage or chic contemporary interior. Surprisingly spacious and private, there is the added bonus of a low-maintenance garden to the rear. With no onward chain, this cottage is perfect for so many buyers - professionals, a small family, first timers, retirees (it's a good 'lock up and leave') or investors. It would benefit from being upgraded but it already has gas fired central heating, double glazing and roof lights in the kitchen.

Ground Floor

Open Plan Living / Dining Room

Step inside to a 23' light-filled open plan living and dining room, featuring a lovely bay window - perfect for a window seat, and a cosy gas flame fire. The under-stairs cupboard is a handy hideaway for coats, shoes and other paraphernalia. Stairs lead to the first floor and a door leads through to:

Kitchen

The kitchen is a good design and well fitted with wall and base units plus open shelves, electric oven and hob, space for a fridge, and tiled walls. There is also a good amount of work space. Two roof lights flood the room with natural light and make it bright and airy. Door to:

Utility room

A highly practical addition, offering space for a washing machine and extra storage. This room also houses the boiler and provides access to the bathroom and rear garden.

Bathroom

Comprising a panelled bath with shower over, wash hand basin, wc, fully tiled walls, and rear-facing window.





First Floor:

Bedroom 1 – A generously sized bedroom with high ceiling, built-in wardrobes and front-facing window.

Bedroom 2 – Enjoying views across the village and fields beyond, making it also ideal as a home office.

Externally

At the front, a neat flower bed hints at the cottage charm within.

To the rear, a good sized, paved garden with a feeling of privacy, provides space for potted plants, relaxing, outdoor dining and summer barbecues. There is the bonus of a large shed for storage.

Please Note:

There is right of access across the rear, which is denoted by the gates, for bins etc. If you have a dog - the garden could be made secure.

Hutton Rudby is in a Conservation Area - please feel free to speak to Kathryn Barr Estate Agents in this regard.

Location and Amenities - This picturesque village, with its wide tree-lined green, offers so much for everybody. Here you can get away from it all and enjoy the countryside, while still being at the heart of a friendly community and close to good transport links. There are walks along the banks of the river and across open fields, where there are also bridle paths and stunning views of the Cleveland Hills. A walk around the village is also lovely.



Transport Links: Regular bus services to Stokesley and Northallerton. The proximity to the A19 provides convenient road access to larger towns, such as Northallerton with its superb rail services to Edinburgh, Newcastle, York and London Kings Cross.

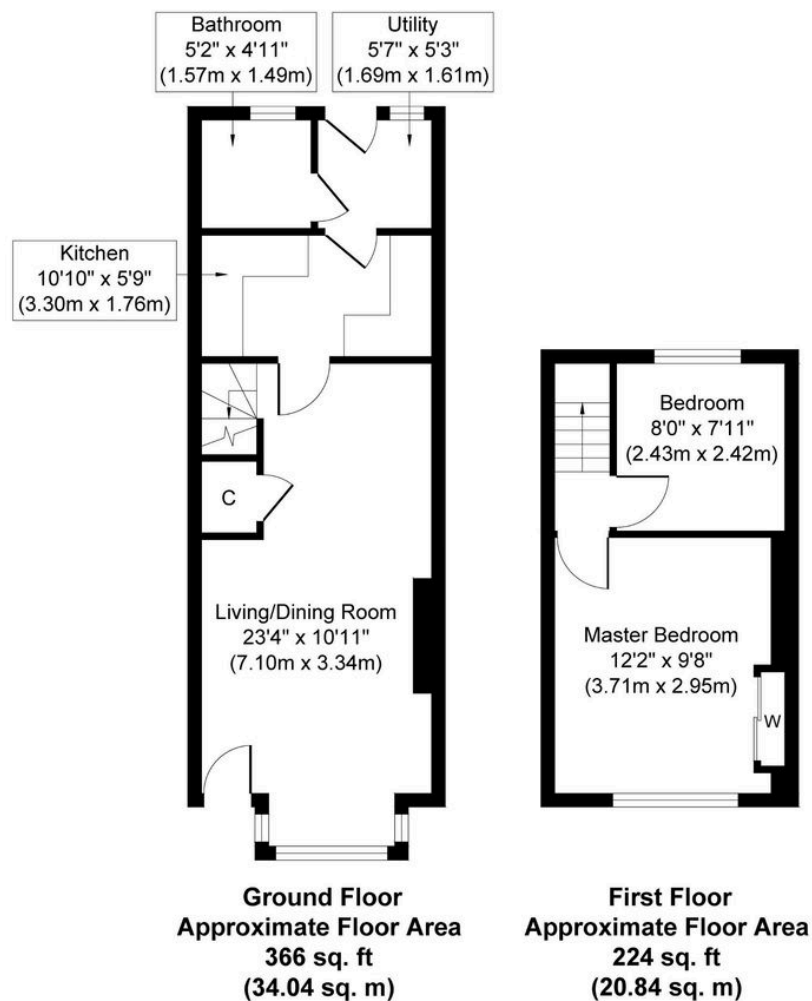
Approximate Distances: Stokesley 4.4 miles; Yarm 6.2 miles; Northallerton 12.8 miles; Teesside International Airport 10.9 miles; Teesside Park (shopping & leisure) 11.9 miles; Middlesbrough 13.4 miles; Darlington 19.3 miles; Saltburn-by-the-Sea 23 miles; Harrogate 39.2 miles; York 39.5 miles; Newcastle 48.9 miles.

For more information about this lovely village, please visit the Area Guides on our website.

Freehold. Council Tax C. Gas Central Heating.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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