



13 SOUTH PARADE
Croft On Tees,



13 SOUTH PARADE

North Yorkshire, DL2 2SN

An attractive period town house, set over three floors situated in a highly regarded location.

ACCOMMODATION

This spacious home offers flexible accommodation with attractive period features found throughout including two attractive fireplaces within the reception rooms, cornicing details and picture rails, bay windows, feature fireplaces within the bedrooms, high ceilings and sash windows to name a few.

The property also benefits from a bespoke handmade kitchen, complete with an Aga.

One of the four bedrooms, to the first floor, is currently under renovation, and there is the opportunity for a purchaser to complete the works with a vaulted ceiling and exposed brickwork, which would also make a fantastic home office.

To the top floor there is a loft conversion, currently used a bedroom, which could be used as a superb spacious hobby room.

There is potential within the property to create a utility, and whilst well presented, there is further scope to modernise the property further, if desired.



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Croft on Tees is a popular village location with primary school, hotel, village hall and church.

There are also superb road networks to nearby towns of Darlington, Richmond and Northallerton and main roads including A1(M) and A66 making it an ideal location for the commuter. There are additional amenities on the opposite side of the River Tees in Hurworth including, convenience store, secondary school, pubs, restaurants and hairdressers. Further schooling can be found at Richmond, Northallerton & Darlington.

Private educational establishments can be found at Darlington and Yarm. The nearby towns of Darlington and Northallerton offers a wide range of national and local retailers, restaurants and leisure opportunities as well as mainline train stations to London Kings Cross.





Accommodation

The formal entrance hall provides access to the two reception rooms and breakfast kitchen.

The sitting room is situated to the front of the property with a bay window and log burning stove, and double doors leading in to the formal dining room which has a fireplace (housing a log burner which is currently not used) and patio doors out to the rear garden.

The breakfast kitchen has bespoke units complete with an Aga and integrated appliances, space for a dining table, pantry cupboard and door leading to the rear garden.

To the first floor there is a half landing which leads to the fourth bedroom, which is currently under renovation, and house bathroom. The main landing provides access to the principal bedroom, with fitted wardrobes, two further bedrooms, as well as the staircase to the loft conversion.

The second floor houses the converted loft which is currently used as a bedroom, however would also make a superb hobby room, with Velux windows to the rear.



Gardens and Grounds

The property is approached by a wrought iron gate providing access to steps and a pathway up to the front door and a garden, mainly laid to lawn, with wrought iron railing boundaries.

To the rear of the property there is an attractive stone paved courtyard garden, with raised deck seating areas and provides access to the garage which is currently separated into two rooms to provide ample storage.

There is access to a rear lane which we understand the property has a right of access leading to the garage, providing a right of way for all the residents of South Parade. There is a small piece of woodland to the far side of the lane which the residents of South Parade are part of a trust to maintain. There is an annual fee payable for maintenance and use of the woodland area.

Owners Insight

The house has so much potential in it to be renovated into the 1920's style town-house it was before, with a bit of time and effort.

We have kept as many of the original features as possible and hope they stay too, as they are a rare find these days - something we'll greatly miss! The house is set in an idyllic village, cul-de-sac location, with the most gorgeous neighbours who can't do enough for you. The village has a vibrant social life and there are loads of regular 'meet-ups' in the village hall. The sense of community is very strong and is something we will both miss greatly.

The primary school opposite is rated outstanding from Ofsted, but we know first-hand how good a school it is and how lovely the staff are. Although we have on street parking, we have never had an issue parking close to the house and our neighbours are very good at moving cars around if relatives come to stay to accommodate. From street parties to village fetes, Croft really is a hidden gem on the outskirts of Darlington.

Services and Other Information

The property is serviced by gas central heating, and is mains, water, electric and drainage connected.

Tenure

The property is offered freehold with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council Tax Band D.

Particulars and Photographs

Particulars prepared and photographs taken August 2024.

13 South Parade, Croft

Approximate Gross Internal Area
2411 sq ft - 224 sq m



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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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