



In a prime Stokesley location, SMITH AND FRIENDS are delighted to offer to the market this immaculately presented two bedroom first floor apartment. Just a short walk to Stokesley's popular High Street

with its excellent selection of bars, shops and restaurants, the apartment would appeal to a variety of buyers including busy professionals, first-timers, downsizers, second-homers and buy-to-let landlords.

A buzzer entry system opens to the communal lobby and stairs leading to the apartment on the first floor. The deceptively spacious living accommodation briefly comprises: entrance hallway with storage cupboard; a large lounge to the front aspect, with dual south west facing windows, leads to a well equipped modern kitchen; family bathroom fitted with a white three piece suite; two double bedrooms (both with fitted wardrobes) the master bedroom benefiting from an en-suite shower room. Externally to the rear of the property is a residents private car park with one designated space for the apartment.

Viewings come highly recommended to fully appreciate.

**Balliol Court, Stokesley, Stokesley, TS9 5GE**

**2 Bed - Apartment**

**O.I.R.O £189,950**

**EPC Rating: C**

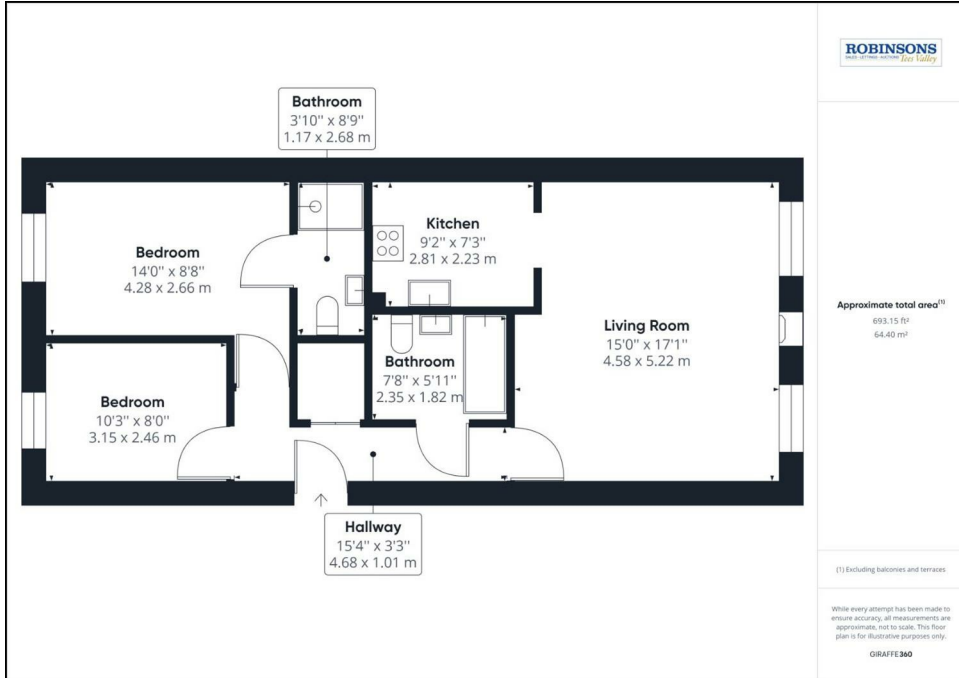
**Council Tax Band: B**

**Tenure: Leasehold**



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# Balliol Court, Stokesley, TS9 5GE



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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