



SMITH & FRIENDS are delighted to offer for sale this deceptively spacious one bedroom bungalow situated in a popular location within easy reach to Stokesley high street. The home would be perfect for a single person or couple. The well presented accommodation briefly comprises; entrance hall, master shower room (No bath) /WC which has just had the new shower fitted , a generous size living room, fantastic extended kitchen/diner with access to the garden and a double bedroom with built-in wardrobes. Externally to the front of the property is a driveway which can be accessed via two iron gates, providing parking for multiple vehicles. There is also the benefit of a double garage which has double electric doors, a window and uPVC door to the side. The rear garden offers a high degree of privacy and is mainly laid to low-maintenance artificial lawn with mature borders. Viewings come highly recommended to fully appreciate.

**Elmwood Close, Stokesley, Middlesbrough, TS9 5HX**  
**1 Bed - Bungalow - Terrace**  
**O.I.R.O £220,000**  
**EPC Rating: C**  
**Council Tax Band: B**  
**Tenure: Freehold**



Elmwood Close, Middlesbrough, TS9 5HX



17 Elmwood Close Stokesley TS9 5HX



GARAGE

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. 2023

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) <b>A</b>                          |  |                         | 87                                                                                    |
| (81-91) <b>B</b>                            |  |                         |                                                                                       |
| (69-80) <b>C</b>                            |  | 72                      |                                                                                       |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| England & Wales                             |  | EU Directive 2002/91/EC |  |

26 Stokesley Road, Marton, Middlesbrough, TS7 8DX  
01642 313666  
middlesbrough@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

