



SMITH & FRIENDS are delighted to offer to the market this spacious and well presented two bedroom first floor apartment which has the benefit of NO CHAIN INVOLVED. The building is situated within the Hambleton district of

North Yorkshire and within close proximity to Stokesley high street which boasts from a variety of fantastic amenities including shops, bars and restaurants. The living accommodation briefly comprises; communal buzzer entry hallway with access to the stairs or a lift to the upper level accommodation. On entering the apartment is a lengthy hallway, an open plan lounge/kitchen, the lounge is a generous size with two windows and window seats

offering a lovely front aspect view, and a modern fully equipped kitchen area which has an integrated built in washing machine, built in oven and hob with extractor fan, built in freezer and fridge. There is also two bedrooms, the master bedroom benefitting from fitted wardrobes and the second bedroom benefitting from an en-suite shower room and a main wet room. Externally to the rear of the building is beautifully maintained communal gardens and one allocated parking space to the apartment. There is also visitor parking and waste bin storage. Viewings come highly recommended to fully appreciate.

West End, Middlesbrough, TS9 5FG

2 Bed - Apartment

£235,000

EPC Rating: C

Council Tax Band: C

Tenure: Leasehold



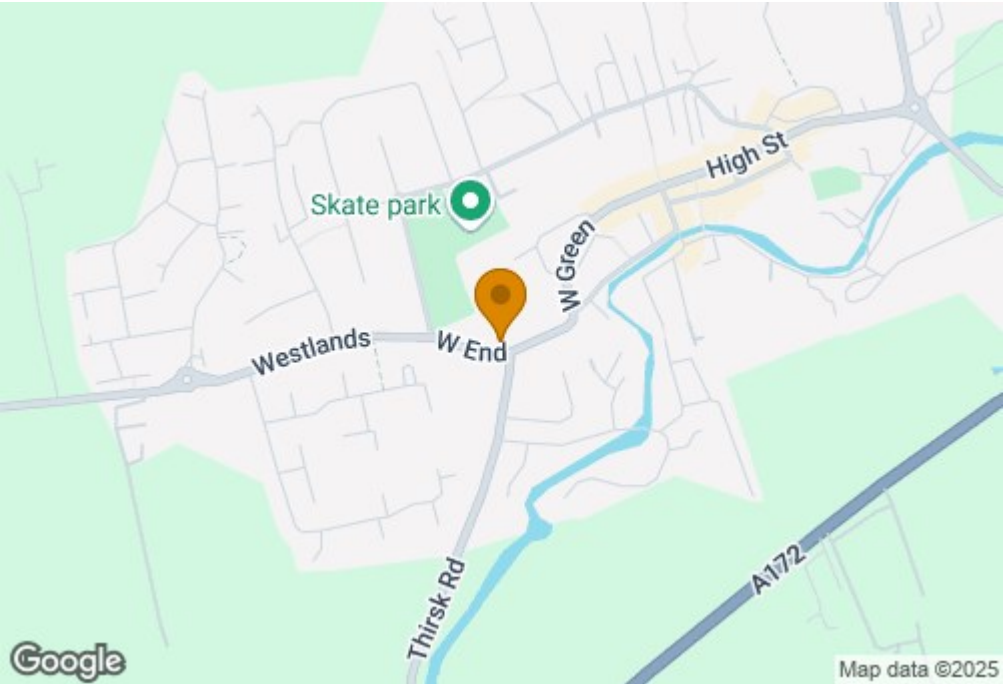
**SMITH &
FRIENDS**
ESTATE AGENTS

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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 and conveyancing 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	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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