



## Green View 13 East Side, Hutton Rudby Yarm TS15 0DB

This wonderful period terraced cottage in the picturesque village of Hutton Rudby is sure to attract attention. Offering three bedrooms, two bathrooms and two reception rooms the property is deceptively spacious and has been lovingly kept by its current owners, retaining the period feel but with modern features. Internal accommodation consists of a welcoming hallway, cosy lounge, dining room and kitchen to the ground floor whilst the first floor holds three bedrooms (one with en-suite shower room) a house bathroom and additional WC. Externally the property offers on street parking, a courtyard rear garden and attached single garage with access via the pub archway. Gas central heating and a good level of decor is present throughout meaning this perfectly located property is in ready to love condition. EPC rating D, council tax band D.

**£350,000**

## LOCATION

The picturesque village of Hutton Rudby lies approximately equidistant between the popular market towns of Stokesley four miles away, and Yarm six miles away. Hutton Rudby is centred around the historic village green with pretty period terraced cottages lining the perimeter. Hutton Rudby currently offers two traditional country pubs, the well regarded Hutton Rudby Primary School, Hutton Rudby Cricket Club and a local shop/petrol station on the road to the nearby A19, which itself offers link access to the nearby town of Stockton and Middlesbrough and links to further afield.

## THE ACCOMMODATION CONSISTS OF

### HALLWAY

15'5" x 6'0" (4.70 x 1.83)

With front facing timber glazed door, matching glazed side panel and radiator.



**LOUNGE**

15'10" x 12'9" (4.83 x 3.89)

With front facing UPVC double glazed window, gas living flame effect stove fire inset into fireplace with timber mantle over, tiled hearth, TV point, solid timber staircase to first floor with modern glass balustrade and radiator.



### DINING ROOM

18'2" x 1259'10" (5.56 x 384)

With side facing UPVC double glazed window, side facing timber glazed door and radiator.



### KITCHEN

12'0" x 8'6" (3.68 x 2.61)

With rear facing UPVC double glazed window, range of base, wall & drawer units, worktops over, stainless steel sink & drainer, tiled splashback, plumbed for washing machine, electric oven point and spotlights.



**FIRST FLOOR LANDING**

With loft access hatch.

**BEDROOM ONE**

15'3" x 10'2" (4.67 x 3.12)

With front facing UPVC double glazed window and radiator.



**BEDROOM TWO**

12'9" x 12'9" (3.91 x 3.89)

With front facing UPVC double glazed window, shower cubicle and radiator.



**BEDROOM THREE**

10'11" x 12'9" (3.35 x 3.91)

With rear facing window, fitted wardrobe and radiator.



**BEDROOM WC**

With rear facing window, low level WC and pedestal wash hand basin.



**WC**

With side facing double glazed window, low level WC, tiled walls and pedestal wash hand basin.



**BATHROOM**

6'6" x 6'2" (2.00 x 1.89)

With panelled bath & shower over, low level WC, tiled walls, linen cupboard and radiator.



**GARAGE**

14'11" x 11'5" (4.56 x 3.49)

With up and over front door, fibreglass roof, power and lighting.





## COURTYARD GARDEN

With raised beds, stone laid patio, driveway to garage and wall.



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## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

GROUND FLOOR

1ST FLOOR



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