



### 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)

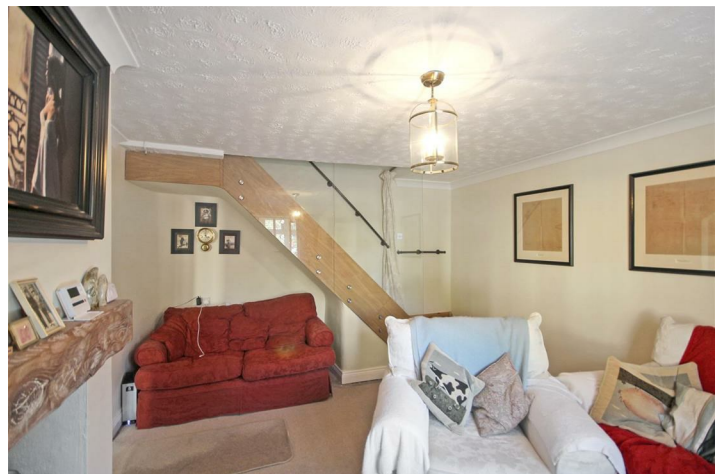
With front facing timber glazed door, matching glazed side panel and radiator.



### 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 12'59" (5.56 x 3.84)

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.





## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** Meter

**PARKING ARRANGEMENTS:** On Road parking

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR

1ST FLOOR



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