



7 Sycamore Road

, Ormesby, TS7 9DW

Asking Price £245,000

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Further Information

This stunning home, situated to the ever popular residential area of Ormesby, well known for its areas of outstanding natural beauty including Ormesby Hall is the perfect locality to buy your forever home and settle down.

Internal accommodation briefly comprises from an entrance hall, snug reception room with french doors opening into the conservatory which overlooks the rear garden, well fitted kitchen with breakfast bar and appliances included, two ground floor double bedrooms and a modern shower room/WC. The dormer first floor is access via a fixed staircase from an inner hall room leading to a tremendous, bright and spacious double bedroom with Velux style roof windows, deep built in wardrobes/eaves, and a luxury bathroom suite featuring a free standing bath and WC.

Externally, this detached bungalow oozes curb appeal, surrounded by gardens and beautiful flowering displaying an array of colours. Wrought iron gates opens onto the spacious driveway, which leads to a single garage and rear enclosed lawned garden which benefits from a summerhouse/storage shed.

Central/water heating is supplied by an updated combination boiler system, along with UPVC double glazed windows/multi-locking external doors.

Local shopping facilities are aplenty nearby, along with stunning countryside walks over North Yorkshires very own Cleveland Way trail. Convenient transports links include the A174 to the coast and to

the A19 allowing seamless access North and South.

Council tax band C / EPC energy rating D / This is a freehold property / Mains utilities and sewerage with no known rights of way affecting this property.

Broadband and telephone provisions, various mobile coverage and TV services are available within the property - Please consult your supplier for further information on speed and cost.

Entry

3'0" x 3'4" (0.93 x 1.03)

Hallway

3'4" x 11'7" (1.03 x 3.54)

Living Room

10'9" x 15'10" (3.30 x 4.83m)

Conservatory

8'7" x 9'1" (2.63 x 2.79)

Kitchen

11'1" x 12'8" (3.38 x 3.87)

Bedroom

11'0" x 10'10" (3.36 x 3.32)

Bedroom

10'8" x 10'9" (3.27 x 3.30)

Inner Hall

10'7" x 5'1" (3.25 x 1.57)

Shower Room/WC

7'1" x 6'10" (2.17 x 2.10)

First Floor

Tel: 01642 462153

Master Bedroom

9'2" x 28'8" (2.80 x 8.75)

Ensuite Bathroom

9'2" x 7'1" (2.81 x 2.16)

IMPORTANT INFORMATION

Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.

- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

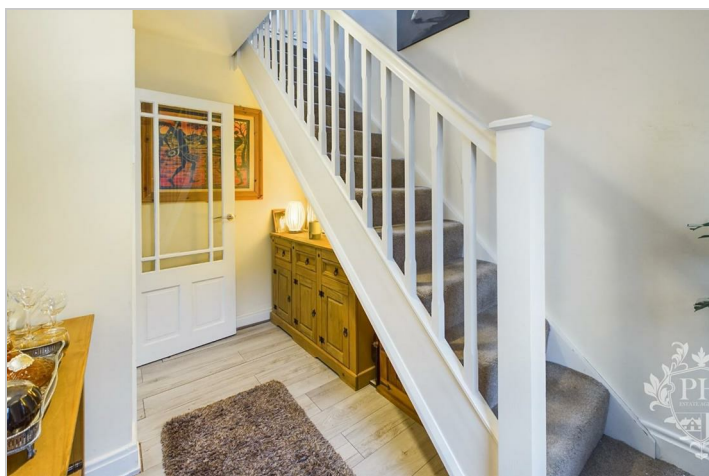
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography.
- Detailed floor plans.
- Virtual property tour.
- Listings on Rightmove, Zoopla, and On the Market.

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.



Road Map



Hybrid Map



Terrain Map



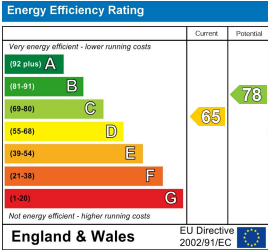
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.