



Northfields, Hutton Rudby, TS15 0LA

Guide Price £130,000



## Northfields, Hutton Rudby, TS15 0LA

A charming front garden greets you at this smart, well-designed ground floor apartment, which is beautifully presented, ready to move into and has no onward chain. The soft and harmonious colour palette and newly fitted carpets are the perfect backdrop to the surprisingly bright and spacious rooms. There is also an upgraded kitchen breakfast room and newly updated bathroom. Allocated parking directly to the rear, is a real bonus.

Situated in this delightful country village - that also has great amenities - this lovely apartment offers a superb opportunity for a variety of buyers, including professionals, first time buyers, retirees, investors or those who love to travel and are seeking a 'lock up and leave.' These desirable apartments are rarely available and early viewing is recommended.

### Entrance

A private front door leads into a welcoming entrance area with space for coats, and with shelving for shoes & boots. A window to the front overlooks the delightful communal garden.

### Living Room

Light filled and spacious, featuring an electric flame-effect fire, a large window to the front aspect with a lovely outlook, coving to the ceiling and a useful cupboard housing the hot water tank. Doors lead to all rooms.

### Kitchen / Breakfast Room

Fitted with a range of wall and base units, worktops and integrated appliances: fridge and freezer, oven, electric ceramic hob and extractor hood. The kitchen also features a breakfast bar area, part tiled walls and a window to the rear aspect – flooding the room with light. A part glazed door leads to the rear, providing access to the allocated parking.





## Bedroom

A good sized double bedroom with a window to the rear aspect and coving to the ceiling.

## Bathroom

Recently updated and fitted with a white suite, comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level wc. Additional features include part-tiled walls, laminate flooring, and a ladder style towel rail.

## Externally - Front Garden

This charming communal area has a lawn, mature tree, pretty flower beds and path to the apartment's private front door.

## Rear

At the rear there is a south facing area, with allocated space for parking.

## Tenure and Maintenance Fee

The vendor of this property has advised that the property ownership is Shared Freehold, with the Lease being 999 years from August 1992. The vendor has also advised that each property owner becomes a shareholder in Riverwood Properties, meaning that there is no Ground Rent. There is an annual Maintenance Fee – covering building insurance and outside maintenance, which is agreed each year at the AGM. The Maintenance Fee is currently £375.00 per year. If you have any queries about this then please feel free to ask Kathryn Barr Estate Agents.



**Location and Amenities** - This picturesque village, with its wide tree-lined green, offers so much for everybody. Here you can get away from it all & enjoy the countryside, while still being at the heart of a friendly community & close to good transport links. There are walks along the banks of the river and across open fields, where there are also bridle paths & stunning views of the Cleveland Hills. A walk around the village is also lovely. There are annual music events, a firework display and summer fete, held on the village green.

**Approximate Distances:** Stokesley 4.4 miles; Yarm 6.2 miles; Northallerton (train station, Bettys & Barkers) 12.8 miles; Teesside International Airport 10.9 miles, Teesside Park (shopping, eateries & leisure) 11.9 miles; Middlesbrough (shops, eateries, theatre) 13.4 miles; Darlington (train station, shops, eateries, theatre) 19.3 miles; Saltburn-by-the-Sea 23 miles; Harrogate 39.2 miles; York 39.5 miles; Newcastle 48.9 miles.

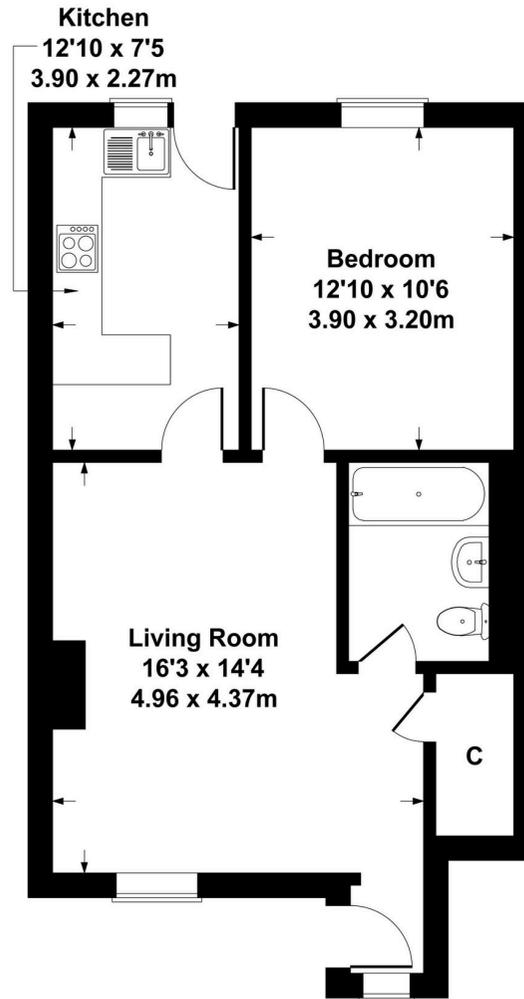
**Disclaimer Note:** 1. Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, intending purchasers should satisfy themselves as to the correctness of the information given. Kathryn Barr Estate Agents does not accept responsibility for any errors in the information provided. 2. Our particulars are for guidance only and do not form part of any offer or contract. They should not be relied upon as statements or representation of fact or warranty. 3. All dimensions and shapes are approximate. 4. We have not tested any services, appliances, equipment, facilities or fittings and cannot verify that they are in working order.



# 20 Northfields, Hutton Rudby TS15 0LA

Approximate gross internal area

51 sq m - 549 sq ft



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 Vue3Sixty

[www.kathrynbarrestateagents.co.uk](http://www.kathrynbarrestateagents.co.uk)

Holme Lane, Seamer  
North Yorkshire, TS9 5LL



Kathryn Barr Estate Agents Ltd, Company number 16225259 is registered in England at office Holme Lane, Seamer, North Yorkshire TS9 5LL  
Member of Property Redress Scheme, membership number PRS050432

Tel: 01642 798707

[kathryn@kathrynbarrestateagents.co.uk](mailto:kathryn@kathrynbarrestateagents.co.uk)