
12 MAPLE LEAF LANE
Stokesley
GSC GRAYS
PROPERTY • ESTATES • LAND

12 MAPLE LEAF LANE

Stokesley, North Yorkshire, TS9 5FP

An exceptional three bedroom new build on Stokesley Grange finished to a superb standard, giving this house a homely feel.

The property briefly comprises from the entrance hall, there is a good sized sitting room with gas fire, leading onto a open plan kitchen diner with integrated appliances and double patio doors overlooking the well maintained garden. There is a downstairs cloakroom and large under stairs cupboard.

To the first floor, there is a family bathroom, master bedroom with en suit and two further bedrooms, all of which are fitted with wardrobes.

Externally, there is a drive and parking for two vehicles, a laid to lawn rear garden with patio and shed. All of the front windows have been fitted with stylish shutters.

GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court, Colburn Business Park, Richmond,
North Yorkshire, DL9 4QL
01748 897629
lettings@gscgrays.co.uk
GSCGRAYS.CO.UK





Situation & Amenities

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

This historic Georgian market town has stunning views of the Cleveland Hills and is situated on the River Leven. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers' market, Stokesley plays host to the annual agricultural show. The town also has a library, health centre, hotel, cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club, gardening club, primary and secondary schools and several churches.















Description

The Entrance Hall, with stairs to the first floor, radiator, alarm panel and door to the living room. Living room with double radiator, window to the front with fitted shutters, gas fire with granite hearth and wood surround and door to the kitchen / dining room. The Kitchen with a range of floor and wall mounted units, integrated fridge freezer, washer/dryer, double AEG oven with Bosch hob, one and a half bowl ceramic sink with chrome taps, large shelved storage cupboard, cupboard housing the boiler, door to the downstairs cloakroom/w.c and doors leading out to the rear garden. The Ground Floor Cloakroom, with tiled floor and partially tiled walls, wash hand basin, low-level w.c and heated towel rail.

The first floor Landing has a radiator and doors to three bedrooms and the family bathroom. Access to the boarded loft with pull down steps. The Master Bedroom has fitted triple wardrobe, radiator, door to the en suite and window to the front with fitted shutters. En Suite with tiled floor and partially tiled walls, shower cubicle, low-level w.c, vanity wash hand basin with storage underneath, heated towel rail and frosted window to the front with fitted shutters. Bedroom Two also has a fitted triple wardrobe, radiator and window to the rear. Bedroom Three has a fitted double wardrobe, radiator and window to the rear. The Family Bathroom,with tiled floor and partially tiled walls, vanity hand wash basin, low-level w.c, bath tub and heated towel rail.

Externally to the front of the property, there is a driveway for two vehicles, access to the rear garden, an area of lawn, slate and planting. The rear garden has a border of shrubs and flowers, an area of lawn, patio and shed.

Terms and Conditions

The property is offered as a periodic tenancy only, at a rental figure of £1200 per calendar month, payable in advance by standing order. In addition, a deposit of £1384 shall also be payable prior to occupation.





Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for insuring their own contents.

Smoking and Pets

Smoking is prohibited inside the property.
Requests for pets will be reasonably considered.

Local Authority and Council Tax

The council is Hambleton District Council. Telephone: 01609 779 977.
For Council Tax purposes the property is band C.

Services and Other Information.

The property is served by gas fired central heating with mains drainage, water, electricity and gas.

Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

Particulars and Photographs

Particulars updated July 2026
Photographs taken August 2020

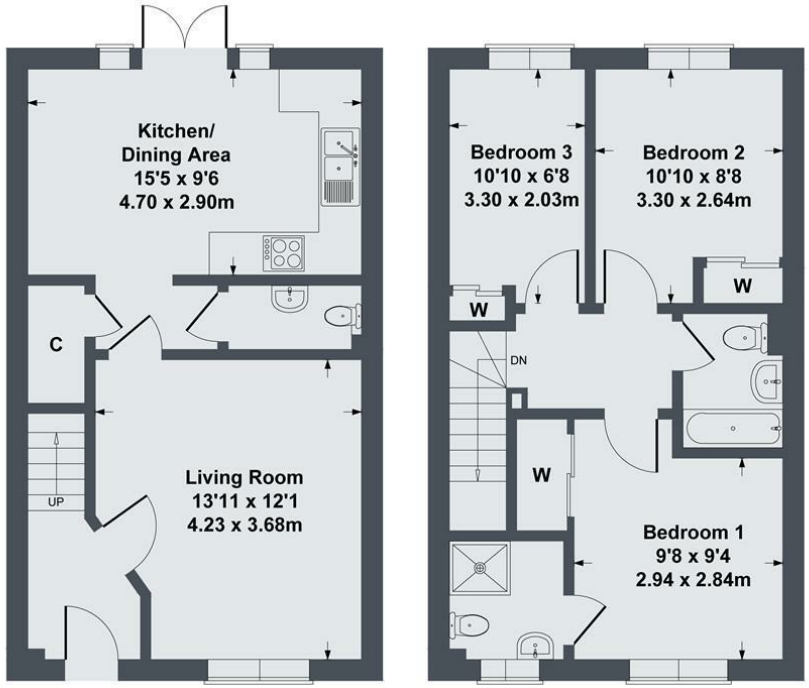
Disclaimer

GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

12 Maple Leaf Lane, Stokesley

Approximate Gross Internal Area

839 sq ft - 78 sq m

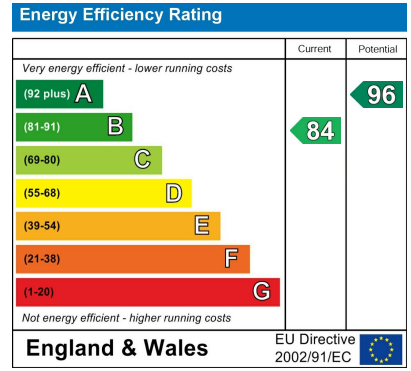


GROUND FLOOR **FIRST FLOOR**

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 Potterplans Ltd. 2020





DISCLAIMER NOTICE:
PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.