



**Betley Way, Wynyard, TS22 5XG**  
**5 Bed - House - Detached**  
**£2,500 Per Calendar Month**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Betley Way Wynyard, TS22 5XG

Welcome to The Broadhaven at 8 Betley Way, Wynyard – an exceptional five-bedroom family home designed to offer the perfect balance of style, space and practicality.

At the heart of the home is the spectacular open-plan kitchen, dining and family room, stretching across the full width of the property and opening directly onto the garden – creating the ideal space for entertaining, family meals and everyday living.

A separate living room provides a peaceful retreat when it's time to unwind, while the practical utility room, complete with external access, keeps busy family life running smoothly. The ground floor also benefits from a convenient shower room and cloakroom.

The integrated double garage offers ample space for two cars, bikes and all the essentials for an active lifestyle.

Upstairs, you'll find five generously sized bedrooms, including two with luxurious en-suite bathrooms, making them perfect for guests or older children. A stylish family bathroom serves the remaining bedrooms, while thoughtfully designed walk-in cupboards provide excellent storage throughout.

Situated in the highly sought-after village of Wynyard, this impressive home enjoys a prestigious location close to outstanding amenities, beautiful woodland walks, excellent schools and superb transport links.

If you're searching for a spacious, modern family home that combines elegant design with everyday convenience, 8 Betley Way is ready to welcome you home.

Bond £2500 | Energy Efficiency Rating B | Council Tax band G

Specifications: no smokers.

Required Earnings: Tenant Income £90,000- Guarantor Income £90,000( if required)























### LOCATION

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

### VIEWINGS

Via Robinsons Wynyard.

Tel: 01740-645-444

Email: [Info@robinsonswynyard.co.uk](mailto:Info@robinsonswynyard.co.uk)

### AGENTS NOTES

Council Tax: Hartlepool Council, Band G - Approx. £4286 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

\*The property is subject to an annual community charge of £525 including VAT to cover security services and the maintenance of Wynyard public open spaces.

### REDRESS

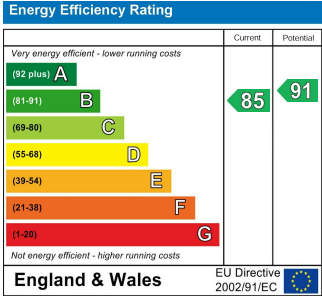
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH











For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





Wynyard Office, The Stables, Wynyard, TS22 5QQ  
Tel: 0174 064 5444  
[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

