

## YEARBY ROAD, YEARBY, REDCAR, TS11 8HF



- ▲ Three Bedroom End Terrace Property
- ▲ En-Suite Shower Room
- ▲ Fantastic Sought After Charming Location
- ▲ Stunning Grade II Listed Characterful Property

- ▲ Modern Style Kitchen & Bathroom
- ▲ Recent Worcester Boiler
- ▲ Cottage Style Gardens

**£230,000**

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Rarely does such stunning characterful properties become available in this highly sought after village location. Grade II listed and built in the late 1600's, this period home oozes charm throughout including exposed beamed ceilings and twin multifuel burners. Viewing is highly recommended to fully appreciate the location and condition of this lovely property.

### **GROUND FLOOR**

#### **ENTRANCE PORCH - 0.94m x 0.79m (3'1" x 2'7")**

Part glazed traditional style entrance door, panelled wall, Quarry tiled flooring, twin cottage doors to the dining room and living room.

#### **LIVING ROOM - 5.54m (18'2") reducing to 4.4m (14'5") x 3.48m (11'5")**

A real cosy room with exposed beams, characterful fireplace with multifuel burner, twin double glazed sash style windows, and door to the kitchen breakfast room.

#### **DINING ROOM - 3.58m x 4.95m (11'9" x 16'3")**

A generous room with beamed ceiling, multifuel burner, original style double glazed window, and cottage style doors to the stairs to the first floor and lobby.

#### **LOBBY**

With Quarry style flooring and doors to the kitchen breakfast room, bathroom and lean to.

#### **KITCHEN BREAKFAST ROOM - 5.33m (17'6") reducing to 4.67m (15'4") x 3.02m (9'11") reducing to 1.35m (4'5")**

A modern style matt white fitted kitchen with soft closing doors, integrated AEG electric oven and hob with glass splashback and extractor hood, plumbing for washing machine and dishwasher, recently fitted oil fired Worcester Greenstar boiler, under unit lighting, stainless steel sockets and switches, oak vinyl flooring, space for table and chairs, exposed beams, doors to the living room and lobby, and twin double glazed windows overlook the rear courtyard.

#### **BATHROOM - 2.57m x 1.4m (8'5" x 4'7")**

White suite with over bath Mira thermostatic shower unit, part tiled walls, chrome ladder radiator, high gloss vanity storage unit, oak vinyl flooring, and double glazed window.

#### **LEAN TO - 3.8m x 1.65m (12'6" x 5'5")**

A versatile space with part Quarry tiled flooring, and doors to the workshop and courtyard rear garden.

**TO VIEW: Tel: 01642 285041**

30-32 Station Road, Redcar, TS10 1AG

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### **WORKSHOP - 2.92m x 2.5m (9'7" x 8'2")**

A fantastic space with shelved storage, power, light and double glazed window.

### **COAL STORE**

### **FIRST FLOOR**

### **BEDROOM ONE - 3.76m (12'4") reducing to 3.15m (10'4") x 5.28m (17'4") reducing to 3.53m (11'7")**

A characterful packed room with exposed sanded floorboards, twin storage cupboards, radiator, double glazed window, and door to the en-suite.

### **EN-SUITE - 1.73m x 1.52m (5'8" x 5')**

White suite with Mira electric shower unit, extractor fan, fully UPVC clad walls, chrome downlighters, vanity storage unit, and contrasting vinyl flooring.

### **BEDROOM TWO - 2.82m (9'3") reducing to 2.2m (7'3") x 5.05m (16'7")**

A neutrally decorated room with exposed original beams and sanded floorboards, storage cupboards, original cast iron fireplace, radiator and double glazed window offering lovely views over the village.

### **BEDROOM THREE - 2.72m (8'11") reducing to 2.06m (6'9") x 3.18m (10'5")**

With twin storage cupboard, original sanded floorboards, and double glazed window.

### **EXTERNALLY**

### **GARDENS**

The front of the property benefits from a country style front garden with Quarry tiled patio area, lawn with border planting and fruit trees. To the rear there is a low maintenance courtyard style garden with paved patio area and brick pathways, outdoor tap, coal store unit, screened oil tank area, and gated access to the rear of the property.

**AGENTS REF:** - CF/LS/RED220935/24012023

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Redcar office on

Tel: **01642 285041**

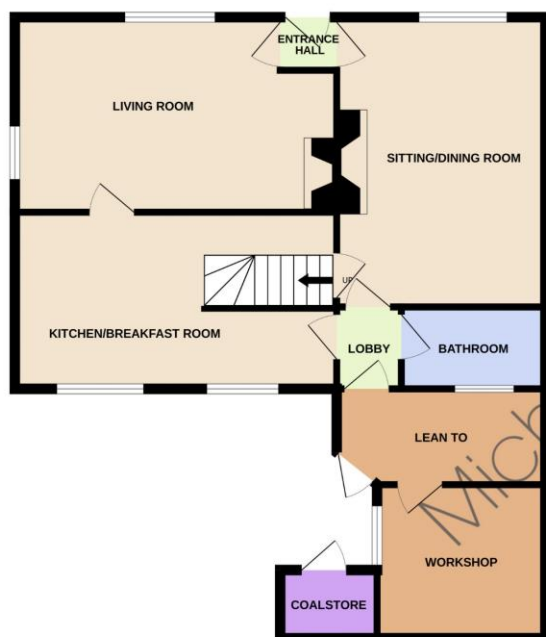




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GROUND FLOOR

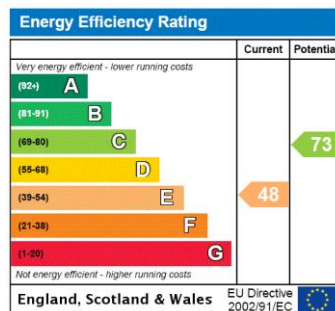


1ST FLOOR



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