



23 Ryehills Close
Redcar, TS10 2FA

£185,000

Energy Rating : B



23 Ryehills Close

Description

Modern living at its finest! Situated in a well-planned and highly sought after modern development is this deceptively spacious 3 bedroom semi-detached family home. Bursting with a host of modern comforts which are sympathetically complimented with fantastically well-developed features including SOUTH-facing rear garden. A lovely modern built 'Turn Key' home! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance lobby, open plan modern fitted kitchen/dining room, spacious living room and downstairs cloaks/WC. To the first-floor; two well-sized double bedrooms, family bathroom/WC and bedroom 3. Externally; driveway, detached garage and SOUTH-facing rear garden.

Accommodation

Entrance Lobby

Composite entrance door to the front, single radiator, stylish laminate flooring and access to the first floor staircase.

Open Plan Modern Fitted Kitchen/Dining Room 10' 1" x 16' 2" (3.07m x 4.92m)

Stunning and quality range of wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap, plumbing for a washing machine and space for an upright fridge freezer. Built in electric oven with hob and stainless steel cooker hood over. Wall mounted gas central heating boiler, double radiator, useful storage cupboard, stylish laminate flooring, upvc double glazed windows to the front and side and access to the downstairs cloakroom.

Downstairs Cloakroom

Modern white suite comprising of a push button wc, floating wash hand basin with tiled splash back, single radiator, stylish laminate flooring and an extractor unit.

Living Room 11' 5" x 13' 5" (3.48m x 4.09m)

Light and airy dual aspect room with upvc double glazed window and french doors to the rear giving an effortless connection to the rear garden. Double radiator.

First Floor

Landing

Attractive spindle balustrade, single radiator and independent access to all rooms and loft space.

Master Bedroom 8' 2" x 13' 5" (2.49m x 4.09m)

Two upvc double glazed windows to the front and single radiator.

Bedroom 2 12' 5" x 7' 10" (3.78m x 2.39m)

Upvc double glazed window to the rear and single radiator.

Bedroom 3 9' 1" x 6' 1" (2.77m x 1.85m)

Upvc double glazed window to the rear and single radiator.

Family Bathroom/WC

Modern white suite comprising of a panel bath with mixer tap and hand held shower attachment. Pedestal wash hand basin with tiled splash back, push button wc, single radiator, tiled surrounds, extractor unit and a upvc double glazed window to the side.

Externally

Driveway

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A long side driveway leading to the detached garage.

Detached Garage

Up and over door, power and light.

Gardens

The front garden is laid to a small lawn with a block paved footpath and outside tap. The rear garden enjoys a fantastic degree of privacy and benefits from a South/West facing aspect making it ideal for the sun worshippers and enjoying those warm summer evenings. Larger than average and being mainly laid to a mature lawned area with a block paved patio.

Council Tax Band

Council tax band:- B

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.