



Rose Cottage Fishponds Road

Yearby, TS11 8HE

£279,995

Energy Rating : F



Description

Situated within a small hamlet lying between Guisborough and Redcar is this delightful Three Bedroom Cottage that is much larger than its outward would have you believe and ready to move into and enjoy straight away. Internally, the upgrades and extension is a perfectly blend of character and modern living with a stylish interior to include oil central heating, uPVC double glazing and the very heart of the home, a fabulous dining kitchen with a vaulted ceiling, multi-fuel burner and an electric cooking range. Other notable features include two welcoming reception rooms (one with another multi-fuel burning stove), a ground floor cloakroom/w.c., an en-suite master bedroom with a further two bedrooms served by a contemporary styled bathroom newly fitted in November 2023. Outside there is a side driveway, a mature and established front garden and a delightful private rear courtyard with double gates, a lovely space to enjoy the sun. There is also access to a very useful workshop/utility room with plumbing for a washing machine. The nearby towns of Guisborough and Redcar offer a good range of facilities and services. Yearby itself offers access points to lovely country walks and road links to the business areas of Teesside as well as the highly popular Victorian seaside town of Saltburn. This home comes highly recommended and merits an early viewing so please call now .

Accommodation

Hallway

Composite entrance door (still under warranty). Deep understairs cupboard, radiator, overhead meter cupboard and staircase off to the first floor.

Sitting Room 15' 1" x 15' 2" (4.59m x 4.62m)

Front aspect upvc double glazed window, radiator, beamed ceiling, multifuel burner with a stone hearth and oak mantle over.

Lounge 15' 10" x 15' 3" (4.82m x 4.64m)

With dining space, dual aspect upvc double glazed windows, double radiator and a beamed ceiling.

Dining Kitchen 21' 11" x 11' 3" (6.68m x 3.43m)

The heart of the home and includes wall and base units with cupboards, drawers and wood effect worktops. A dresser style unit (included), coloured single drainer and unit with a mixer tap and space for a fridge freezer. Three upvc double glazed windows (dual aspect), multifuel burner, island with storage cupboards and a tiled floor with underfloor heating. Electric cooking range with a contemporary styled extractor hood over, exposed beams to the vaulted ceiling, radiator and a range of storage cupboards. Two double glazed velux roof windows and a upvc double glazed access door. This is a great space to both entertain and to cook in.

Cloakroom/WC

White low flush wc and wash hand basin with a marble top and cupboards below. Upvc double glazed window, tiled floor and a radiator.

First Floor

Landing

Upvc double glazed window, radiator, access to the boarded and insulated loft space with a light. This is a lovely space for a reading nook. Door from the landing and a step up gives access to bedroom 3.

Bedroom 1 15' 8" x 10' 5" (4.77m x 3.17m)

Upvc double glazed window with hill views in the distance. Double radiator. Connecting door to a walk in wardrobe with shelving, hanging rail and light.

En-Suite

White low flush wc and pedestal wash hand basin. Shower enclosure with an electric shower, part tiled walls and an extractor unit.

Rose Cottage Fishponds Road

Bedroom 2 14' 6" x 10' 10" (4.42m x 3.30m)

Front aspect upvc double glazed window. Radiator. Arch to a walk in wardrobe with shelving, hanging rails and a light.

Bedroom 3 10' 5" x 11' 7" (3.17m x 3.53m)

Double radiator, fitted wardrobes, lovely views over the village from the upvc double glazed window.

Bathroom 7' 8" x 5' 1" (2.34m x 1.55m)

Newly fitted in November 2023. White suite comprising of a low flush wc with a hidden cistern, wash hand basin with vanity cupboards below. Panel bath with an electric shower over with a glazed screen, tiled walls and floor. Extractor unit, upvc double glazed window and a chrome effect heated towel radiator.

Externally

Driveway

A side drive which provides off road parking.

Gardens

There are front gardens sat behind hedging which offers a degree of privacy. Lawn, gravel beds and slate beds. Established and mature planting and a range of conifers.

Rear Courtyard

Double gated rear courtyard which is a lovely space to enjoy and affords a high degree of privacy and incorporates water butt and a 1000 ltr oil tank in situ. Access door to a workshop/utility area.

Workshop/Utility Area

Housing the central heating boiler, power/lights, plumbing for a washing machine and this is a space that can be utilised as required.

Council Tax Band

Council tax band:- E

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

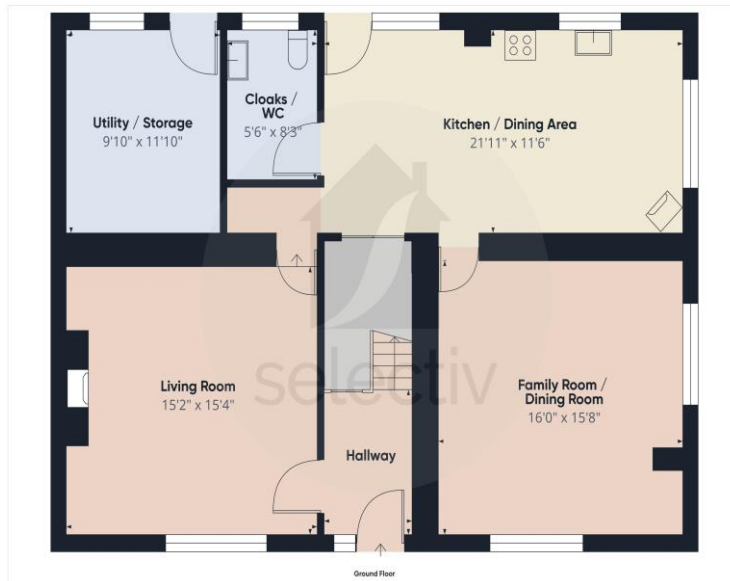
Mortgage Services

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

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Rose Cottage Fishponds Road



Rose Cottage Fishponds Road Newby RISCAIR TS11 9HE	Energy rating F
Valid until 6 November 2029	Certificate number 9193-2883-6793-9201-0631
Property type Detached house	Total floor area 104 square metres
Rules on letting this property	
You may not be able to let this property This property has an energy rating of F. It cannot be let, unless an	

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

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.