



42 Green Road

**Skelton-In-Cleveland, TS12
2BL**

£235,000

Energy Rating : D



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DESCRIPTION

With no onward chain, this incredibly characterful Two to Three Bedroom Cottage has history in the fabric of this charming home. The interior boasts a gas central heating system (Worcester boiler), uPVC double glazing with a leaded feature, beamed ceilings, some rooms with exposed brick walls, a multi-fuel burner in the living room which opens to a dining area/snug, a modern kitchen with an electric cooker, ground floor bathroom with an over bath shower and two double sized first floor bedrooms one of which opens to a room which could be utilised as a third bedroom, office, crafts room or dressing room - the choice would be yours. Outside there is a patio garden extending the full width of the frontage, predominantly over two levels, with raised flower beds and views over local countryside towards the sea. There is a gated driveway which gives access to a detached garage, presently it is used for storage and has an up/overdoor, power and lighting. The property is situated towards the outskirts of the village with access points to lovely country walks. Cafes, a chemist, health centre, shopping facilities, bus service and, pubs serving meals lie within the village. Coastal areas and the North Yorkshire Moors are also there to enjoy.

Accommodation

Ground Floor

A upvc double glazed door gives direct access into the living room.

Living Room 15' 2" x 12' 1" (4.63m x 3.68m)

Front aspect upvc double glazed window with a leaded feature, double radiator, floor to ceiling brick fireplace with a stone hearth which incorporates a multifuel stove. Beamed ceiling, shelving to alcove, open tread staircase to the first floor. Opens to a dining area/snug.

Dining Area/Snug 11' 4" x 7' 10" (3.45m x 2.4m)

Two exposed brick walls, radiator, upvc double glazed window with a leaded feature, beamed ceiling. Connecting door to the kitchen.

Kitchen 10' 10" x 6' 9" (3.29m x 2.07m)

Range of wall and base units with cupboards and drawers, laminate effect worktops, white one and a half single drainer and unit with a mixer tap, part exposed brick wall, free standing electric oven, upvc double glazed window with leaded feature and a radiator.

Rear Lobby

Upvc double glazed access door out to the courtyard garden. Connecting door to the bathroom.

Bathroom 5' 1" x 7' 4" (1.55m x 2.24m)

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with an electric shower over with a curtain and rail. Fully tiled walls, radiator and a upvc double glazed window with a leaded feature.

First Floor

Half Landing

Upvc double glazed window with a leaded feature. Access to the loft space.

Bedroom 1 7' 11" x 12' 2" (2.42m x 3.72m)

Upvc double glazed window with a leaded feature, radiator and fitted wardrobes.

Bedroom 2 11' 7" x 10' 8" (3.53m x 3.24m)

Upvc double glazed window with leaded feature, double radiator, a range of fitted wardrobes,(space for a double divan). Opens to bedroom 3/dressing area.

Bedroom 3/Dressing Area 11' 7" x 8' 0" (3.53m x 2.43m)

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This room can be utilised as required and would make an ideal craft room or an office for those working from home. Dual aspect upvc double glazed windows which afford views over the countryside and sea, cupboard which houses the wall mounted Worcester gas central heating boiler (which we understand from the vendor is serviced annually and confirmed with paperwork). Second loft access.

Externally

Driveway

The property benefits from a gated driveway which gives access to a garage and there are two parking spots to the front of the property.

Garage

Power/electric lights, up and over door, triple aspect windows, side access door but is presently used for storage.

Gardens

Flagged courtyard gardens runs the full width of the property and is predominately over two levels. The top area is a lovely seating area to enjoy with raised floral beds and there are lovely views over the countryside towards the sea. The front of the property is enclosed by fencing and hedging. The second flagged area has a gated entrance with a cold water tap, please note that the next door neighbour does have right of way for access to bins.

Council Tax Band

Council Tax Band:- B

Energy Performance Certificate

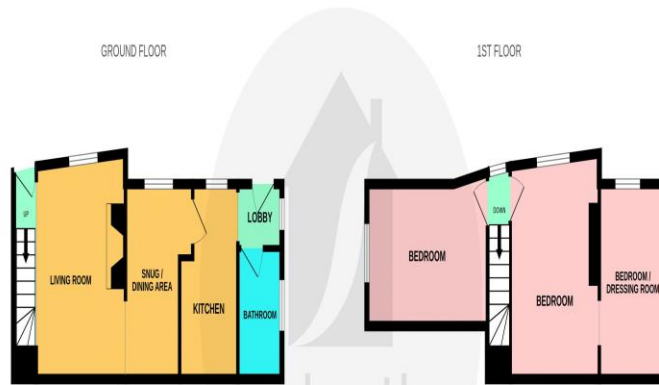
A full Energy Performance Certificate is available upon request.

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