



**North Riding The Hills**  
Skelton-In-Cleveland, TS12  
2BG

**£300,000**

**Energy Rating : D**



# North Riding The Hills

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## DESCRIPTION

This genuinely lovely Two Bedroom Semi-Detached Bungalow is remarkably beautiful inside with stunning uninterrupted views over the village and local countryside towards the coast and sea. The stylish and immaculately presented accommodation features a newly extended open plan hallway with an impressive roof lantern flooding in natural light, a bay fronted welcoming lounge with a multi-fuel burner that takes full advantage of the panoramic views, a luxurious fitted kitchen which opens to a sitting/garden room, a useful & recently added utility room with a side access door, two double bedrooms - the master is situated at the front of the house and again takes in the majestic country and sea views and a high spec bathroom with shower. Please note there is scope for development of the loft space for anyone wishing to expand the accommodation (subject to the necessary permissions and consents). The outside space of this outstanding home is also worthy of a particular mention, the beautifully tended front garden affords the breathtaking views over the North East coastline and offers a low maintenance option. A side gate gives access to the enclosed and south facing rear garden which is not overlooked and affords a high degree of privacy - a fabulous space to enjoy. It has been planned so it is easy care, has multiple seating areas, established planting and composite decking. Steps down access a larger than average detached double garage which could be utilised as a workshop or storage. The construction would support a sun terrace/deck if desired and has a modern membrane covering with the peace of mind of a 20 year guarantee. There is also parking to the front of the property together with a side & rear lane leads you to a parking space outside the garage. The property occupies a prime position in one of the best locations within this East Cleveland village and is well placed for access to lovely country walks, local services on the High Street serving day-to-day needs and road links to the business centres of Teesside. The coast and the North Yorkshire Moors National Park are also within easy reach. This is a simple chain free sale. Move in ready, we cannot recommend this property highly enough.

## Accommodation

### **Open Plan Entrance Hallway** 7' 7" x 5' 1" (2.30m x 1.54m)

Composite entrance door with feature panes, contemporary styled vertical radiator, double sized cloaks cupboard providing hanging space and storage. The main feature of this area is the roof lantern which brings in lots of natural light. Opening to the lounge and a connecting door from the hallway to the utility room.

### **Utility Room/WC** 9' 8" x 6' 10" (2.95m x 2.08m)

Range of wall and base units with cupboards and drawers and marble effect worktops. Sink unit with a hose style mixer tap, plumbing for an automatic washing machine, the walls and ceiling are PVC paneled for easy maintenance. WC, radiator and a upvc double glazed window.

### **Open Plan Lounge** 39' 10" x 10' 8" (12.14m x 3.26m)

With the most fabulous views afforded from the upvc double glazed front aspect bay window, side aspect upvc double glazed window, three radiators, inglenook fireplace which houses a multi-fuel burning stove with an oak mantle over and a slate hearth. Archway opening to the kitchen.

### **Kitchen** 11' 10" x 7' 4" (3.6m x 2.23m)

Quality range of wall and base units with high gloss fronts, marble effect worktops and tiled surrounds. Built in four ring electric hob and fan assisted electric oven with a chrome and glass extractor hood over. Coloured single drainer and unit with a mixer tap, tiled floor, upvc double glazed window and radiator. Space for a fridge freezer and plumbing for a dishwasher. Opening through to the family/garden room.

### **Family/Garden Room** 12' 6" x 7' 5" (3.80m x 2.26m)

Upvc double glazed patio doors into a bedroom. Roof lantern, radiator and double opening french doors which give direct access to the rear garden.

### **Inner Hallway**

Access to the loft space.

### **Loft Space** 13' 0" x 18' 0" (3.96m x 5.49m)

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Accessed via a retractable ladder from the inner hallway and the space is fully boarded with eaves storage which houses the Worcester gas combination boiler and benefits from power/electric lights. Please note there is scope for development to create more living space subject to the necessary planning permissions and consents.

## **Bedroom 1** 14' 4" x 14' 1" (4.36m x 4.3m)

Upvc double glazed front aspect bay window which takes in the fabulous views over the north east coastline and an additional circular picture window. Fitted wardrobes and a radiator.

## **Bedroom 2** 11' 9" x 8' 11" (3.59m x 2.73m)

Radiator, sliding upvc double glazed patio doors give access to the family/garden room.

## **Internal Bathroom** 8' 3" x 4' 11" (2.51m x 1.5m)

Quality white three piece suite comprising of a low flush wc, wash hand basin with vanity cupboards below and a panel bath with a mixer shower over. Extractor unit, tiled walls, chrome effect heated towel radiator and a shaver point.

## **Externally**

### **Gardens**

The front garden boasts stone pathways, easy care borders, shrubs and is terraced and this beautiful position on the hills, as mentioned previously, takes in the fabulous views over the local countryside, farmland and towards the coastline. Side access gate gives access to the South facing rear garden again offers a low maintenance option it has graveled areas, patio areas, well stocked borders, shrubs and flowering plants, composite decking, multiple seating areas and there is gated access to the rear and side of the property. Steps down access to the detached double garage.

### **Detached Double Garage** 19' 8" x 19' 8" (6m x 6m)

Ideal as a workshop or for those wanting substantial storage space it has power and light. Electric roller door and a side access upvc door. The roof has been constructed in a way to support a sundeck/terrace if desired and has a modern membrane covering with a 20 year guarantee.

### **Parking**

To the front of the property there is parking and there is a side and rear lane which gives you access to a driveway outside the double detached garage

### **Council Tax Band**

Council tax band:- C

### **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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