



3 Yearby Mews
Yearby, TS11 8AJ

£224,950

Energy Rating : E



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DESCRIPTION

Constructed in 2004 as part of this extremely attractive & private courtyard development within the idyllic village of Yearby, a well designed and very well presented Three Bedroom Mews Style Home. Equally well suited either for a professional couple, retired couple or family home, the stylish interior offers a welcoming lounge with a multi-fuel stove incorporated into an Inglenook fireplace, a fitted kitchen with a host of integrated appliances with a utility area off, an ensuite master bedroom with a further two bedrooms served by a modern white family bathroom with an over bath shower. uPVC double glazing is complimented by an efficient wet electric central heating system. A new boiler was installed in 2023 (still under warranty) and is the central heat source that produces hot water which is distributed around the property heating the radiators and becoming available for use from the shower and hot taps. Externally the house benefits from an enclosed and landscaped rear garden which is both child and pet friendly. Within the courtyard, which is surmounted by a charming clock tower, there is a garage and two parking spaces, the garage forms part of an attractive row of garages and is third in from the left. Lying between the market town of Guisborough and the coastal town of Redcar, Yearby is ideally placed for access to lovely country walks, shopping facilities and services in the aforementioned towns and good road links to the A172, A66 and A19. Not directly overlooked a the front or rear, viewing for this lovely homes comes highly recommended so please call us now.

Accommodation

Hall

Composite entrance door, upvc double glazed window, double radiator and staircase off to the first floor.

Lounge 17' 7" x 10' 11" (5.36m x 3.32m)

Upvc double glazed front aspect window, rear upvc double glazed french doors which give direct access to the rear garden. Inglenook fireplace with a brick inset and raised stone hearth which incorporates a multifuel burning stove and a double radiator.

Dining Room 8' 11" x 8' 9" (2.72m x 2.66m)

Upvc double glazed window and a double radiator.

Kitchen 12' 8" x 8' 3" (3.86m x 2.51m)

Range of wall and base units with cupboards and drawers with laminate effect worktops. Inset one and a half sink/mixer tap and tiled surrounds. Built in induction hob and a fan assisted electric oven with a chrome and glass extractor hood over, integrated fridge freezer, radiator a upvc double glazed window with views over the landscaped rear garden and a upvc double glazed access door.

Utility Space

Plumbing for an automatic washing machine, upvc double glazed window and the boiler for the wet electric central heating system which was installed in 2023 and is still under warranty.

First Floor

Landing

With access to the partially boarded and insulated loft space, upvc double glazed window and radiator.

Bedroom 1 17' 8" x 11' 1" (5.38m x 3.38m)

Dual aspect upvc double glazed windows with views of the hills beyond and a radiator.

En-Suite

White low flush wc and pedestal wash hand basin, quad style shower enclosure with an electric shower, chrome effect heated towel radiator, part tiled walls, extractor unit and a upvc double glazed window.

Bedroom 2 10' 4" x 8' 11" (3.15m x 2.72m)

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With views of the hills and forest from the upvc double glazed window and radiator.

Bedroom 3 9' 1" x 7' 1" (2.77m x 2.16m)

Two upvc double glazed windows and radiator. This room enjoys a lovely aspect from the rear.

Bathroom

White suite comprising of a panel bath with side taps and a mixer shower over with a folding glazed screen. Pedestal wash hand basin and a low flush wc. Tiled floor, part tiled walls, upvc double glazed window, extractor unit and a chrome effect heated towel radiator.

Externally

The property occupies a lovely position within the private courtyard.

Garage/Parking

The garage is situated in a small block and is third from the left. It benefits from an electric roller shutter door and power/electric light. There are also two additional car parking spaces.

Gardens

There is a fully enclosed landscaped rear garden which is both child and pet friendly with a cold water tap, gravelled area, decking, raised beds with artificial turf, mature planting and does offer a degree of privacy and is a lovely space to enjoy.

Council Tax Band

Council tax band:- D

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.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy rating and score

This property's energy rating is E. It has the potential to be D.

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.