



3 Home Farm Cottages

Yearby, TS11 8HQ

£275,000

Energy Rating :



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DESCRIPTION

This is a lovely extended Three Bedroom Character Style Cottage in a highly desirable location - homes of this style in the village rarely become available to the market. The property offers a modern contemporary feel yet retains some period features such as the sash windows which benefit from secondary glazed units. The well presented interior boasts oil fired central heating, a cosy lounge with views towards the hills from the uPVC double glazed picture window and heating via a multi-fuel burning stove, a quality fitted kitchen with quartz worktops and a range of integrated appliances, a separate utility space, a spacious wet room (new 18 months ago) as was the modern white first floor bathroom with an over bath shower.

Outside there is a generous sized rear garden accessed from Yearby Road, it shares a gated side entrance with the neighbouring cottage. Parking is available at the front of the property, comfortably for one car, and there is a large garage situated meters away, it is one of five situated in a block metres away from the house.

The village is a rural hamlet that lies between Redcar and Guisborough and easily accessible to those towns for shopping facilities and other services. The coastal villages of Saltburn and Marske are also within easy reach as is the A174, A19 and A66 for commuters. Early viewing is essential as this property is sure to attract a high number of viewings and is available available with no onward chain.

Ground Floor

Hallway 16' 4" x 6' 11" (4.97m x 2.11m)

Access door into the kitchen plus an additional stable door which is accessed via the rear garden. Double radiator.

Lounge 16' 5" x 11' 5" (5.00m x 3.48m)

Front aspect upvc double glazed picture window with views towards farmland and the hills. Wooden sash window with a secondary glazed unit. Multi-fuel burning stove with a brick fireplace and a slate hearth.

Kitchen 15' 7" x 7' 6" (4.75m x 2.28m)

Quality range of wall and base units with cupboards and drawers, quartz worktops, stainless steel sink unit and drainer with a mixer tap. Two sash windows with secondary glazed units, integrated fridge/freezer and an additional integrated under counter freezer, integrated dishwasher and a free standing electric cooker with an extractor hood over.

Utility Space 7' 10" x 3' 10" (2.39m x 1.17m)

Accessed from the hallway with plumbing for an automatic washing machine, free standing oil fired central heating boiler. Connecting door to the wet room.

Wet Room 7' 8" x 8' 2" (2.34m x 2.49m)

Range of very useful integrated cupboards, white low flush w.c and a wash hand basin on a vanity stand. Fully tiled walls, heated towel radiator, extractor unit and non slip flooring. Please note we are advised by the sellers that this room was new 18 months ago.

Snug 7' 5" x 11' 7" (2.26m x 3.53m)

Wooden sash window with a secondary glazed unit and a radiator. This room could be re-purposed as work space, playroom or hobby room if preferred - the choice would be yours.

First Floor

Landing

Wooden sash window with a secondary glazed unit and access to the loft space. Over stair linen cupboard.

Bedroom 1 16' 10" x 11' 6" (5.13m x 3.50m)

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Dual wooden sash windows with secondary glazed units, two radiators (double and single), range of fitted wardrobes, half pedestal wash hand basin with a mirror over together with a light and shaver point. Lovely views over local farmland and the hills.

Bedroom 2 11' 5" x 8' 7" (3.48m x 2.61m)

Wooden sash window with a secondary glazed unit, radiator and a fitted double wardrobe.

Bedroom 3 9' 9" x 7' 5" (2.97m x 2.26m)

Views in the distance from the wooden sash window with a secondary glazed unit and a radiator.

Upgraded Bathroom 6' 7" x 5' 5" (2.01m x 1.65m)

Upgraded bathroom with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and a low flush w.c. Electric shower over the bath, PVC clad walls, radiator and a wooden sash window with a secondary glazed unit.

OUTSIDE

Gardens

The small front garden with rockery and established planting. There is a generous sized rear garden which has a gated entrance off Yearby road. Generous in size and laid to lawn with pathways, mature trees and a shared walkway up.

Parking

There is space to the front of the property for one possibly two cars, (dependent on the size of the vehicle).

Garage

There is a substantial garage which is situated in a block metres away from the house (being one of six) with wood doors and is third in from the right hand side.

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.

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hozonpro CAD.

Viewing Arrangements

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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.