



9 Dale Terrace
Lingdale, TS12 3EE

£89,950

Energy Rating : D



9 Dale Terrace

DESCRIPTION

This well cared for Three Bedroom Sandstone Cottage is a blend of old and new with many original features ideally suited for individuals or couples with the North Yorkshire Moors National Park close by as are local facilities within the village, i.e a shop, pharmacy, bus services and a Fish & Chip shop. The property has been improved by the present owner to include a damp proof course, a gas central heating system with some traditional column style radiators, uPVC double glazing, two reception rooms, a galley style kitchen, a ground floor bathroom with a shower, a gated rear courtyard and rarely available with this style of a home, a gated two car driveway to the rear of the house accessed from the gated rear courtyard. There is also on road parking at the front. The property is situated towards the outskirts of the village and overlooks local allotments. This is a simple chain free with immediate vacant possession upon completion.

Accommodation

Hallway

Upvc double glazed entrance door and dado rail.

Lounge 12' 9" x 12' 4" (3.88m x 3.76m)

Front aspect upvc double glazed window with views towards the allotments. Traditional column style radiator, original tiled fireplace flanked by an arched alcove to one side and floor to ceiling built in cupboards and drawers to the other side. Picture rail and understairs cupboard.

Second Reception Room 11' 4" x 8' 11" (3.45m x 2.72m)

Traditional style column radiator and a rear aspect upvc double glazed window. Please note there is a provision here to install a wood burner as there is a chimney and flue.

Kitchen 15' 4" x 8' 3" (4.67m x 2.51m)

Galley in style with a range of base units with wood effect worktops, coloured single drainer and unit with a mixer tap. Gas and electric points, coved ceiling, wall mounted gas combination boiler, plumbing for a washing machine, space for a fridge freezer, radiator and a upvc double glazed window.

Rear Lobby

Tiled floor and a upvc double glazed access door to the side. Connecting door to the bathroom.

Bathroom 8' 0" x 4' 10" (2.44m x 1.47m)

Deep tub bath with a shower attachment to the bath taps and a curtain and rail. Pedestal wash hand basin and a low flush wc. Radiator and part tiled walls.

First Floor

Landing

Access to a boarded and insulated loft space with a light. Upvc double glazed window.

Bedroom 1 11' 1" x 8' 7" (3.38m x 2.61m)

Period cast iron fireplace, radiator and a rear aspect upvc double glazed window.

Bedroom 2 12' 8" x 8' 2" (3.86m x 2.49m)

Period cast iron fireplace, radiator and a front aspect upvc double glazed window with views towards the allotment.

Bedroom 3 8' 11" x 7' 4" (2.72m x 2.23m)

Front aspect upvc double glazed window with views towards the allotments. Radiator.

Externally

9 Dale Terrace

Rear Courtyard

A gated rear courtyard which is a lovely sunny space to enjoy with a cold water tap and a brick outhouse which provides useful storage space. Connecting door from the yard to the enclosed tarmac laid hard standing.

Parking

A connecting door from the yard leads to the enclosed tarmac laid hard standing is accessed from the rear and provides off road parking for two cars. There is also on street parking

Council Tax Band

Council tax band:- A

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.

Energy rating and score

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

[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

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.