



15 Rydal Close
Skelton, TS12 2XY

£308,000

Energy Rating : B



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DESCRIPTION

This Bellway home to their 'Forester' design is only 18 months and therefore buyers will have peace of mind of a current N.H.B.C warranty. Further upgraded from the original specification, this quite outstanding Four Double Bedroom Detached House is a wonderful example of family living and comes highly recommended. It's contemporary styling and light filled rooms are showhome standard. The interior boasts a gas central heating system, uPVC double glazing, a welcoming living room, a smartly fitted open plan kitchen with dining and family areas and a host of appliances, utility room, cloakroom/w.c., an en-suite master bedroom with a dressing area and a white contemporary styled family bathroom. Outside there is a two car driveway, integral garage and a generous sized enclosed rear garden with an extended patio. The highly sought after Castlegate development location (off Bowland Road) affords easy access to the village centre and amenities serving day to day needs, a health centre, Skelton wildlife pond, infant/primary schooling and lovely woodland walks to the coastal town of Saltburn. We cannot recommend this property highly enough so please call us now on 01287 630733 to arrange a viewing.

Accommodation

Hallway

Composite entrance door, understairs cupboard with a light, staircase off to the first floor and radiator.

Lounge 14' 2" x 14' 1" (4.31m x 4.29m)

Front aspect upvc double glazed window and radiator.

Open Plan Kitchen with Family and Dining Areas 20' 11" x 11' 6" (6.37m x 3.50m)

Comprehensive range of wall and base units in a shaker style with cupboards, drawers and soft closure doors. One and a half inset stainless steel drainer and unit with mixer tap, four ring induction hob, chrome splashback, chimney style extractor hood over, fan assisted eye level built in oven with an integrated microwave over. Integrated fridge freezer and dishwasher, upvc double glazed french doors with adjacent full height windows, three upvc double glazed windows (dual aspect), two radiators an island with seating and Amtico flooring.

Utility Room 5' 10" x 5' 1" (1.78m x 1.55m)

Amtico flooring continuing, matching range of wall and base units (with those in the kitchen), laminate effect worktops, inset stainless steel drainer and unit with a mixer tap, composite rear access door, extractor fan and plumbing for an automatic washing machine.

Cloakroom/WC

Half tiled walls, low flush wc with a hidden cistern, pedestal wash hand basin, radiator and a upvc double glazed window.

First Floor

Landing

Access to the loft space. Upvc double glazed window.

Bedroom 1 14' 5" x 14' 1" (4.39m x 4.29m)

Upvc double glazed window, radiator and two sets of fitted wardrobes.

En-Suite 10' 1" x 6' 9" (3.07m x 2.06m)

White low flush wc with a hidden cistern, half pedestal wash hand basin, full length shower enclosure with a mixer shower, chrome effect heated towel radiator, extractor unit, upvc double glazed window and part tiled walls.

Bedroom 2 11' 11" x 11' 10" (3.63m x 3.60m)

Upvc double glazed window and radiator.

Bedroom 3 11' 9" x 10' 9" (3.58m x 3.27m)

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Upvc double glazed window and radiator.

Bedroom 4 10' 1" x 9' 11" (3.07m x 3.02m)

Upvc double glazed window and radiator.

Bathroom 7' 10" x 7' 1" (2.39m x 2.16m)

White low flush wc with a hidden cistern, half pedestal wash hand basin, panel bath, part tiled walls, upvc double glazed window, extractor unit and a chrome effect heated towel radiator.

Externally

Driveway

Double width tarmac laid driveway which provides off road parking for two cars and gives access to the integral garage.

Integral Garage 15' 10" x 8' 10" (4.82m x 2.69m)

Power and light and a up and over door.

Gardens

There are gardens to the front and rear, the front garden is open plan and laid to lawn. A gated side entrance gives access to the generously proportioned rear garden which is fenced and enclosed there fore both child and pet friendly and incorporates an extended patio area, lawn and two separate cold water taps.

Council Tax Band

Council tax band:- E

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



Viewing Arrangements

Tel: 01287 630733

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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.