



Dolphin Cottage, Kelgate Terrace, Stainton



# Dolphin Cottage, Kelgate Terrace, Stainton

£230,000

- Three bedrooms.
- Two reception rooms.
- Two bathrooms.
- Secluded rear garden.
- Private parking to the rear.
- Potential for extra parking.

## Location

*Stainton is a picturesque village with an ancient Church dating back to the 12th Century. Village amenities include a local pub, a beauty parlour, a hairdressing salon, a licensed Tea Rooms, a Gym and Fitness centre, and Stainton Memorial Hall which is the venue for Tea Dances, and other classes & events - all within walking distance of the property. Schools are available within the local area and there is a nearby golf course. The village is ideally situated for accessing the surrounding countryside, and there is easy access to the A19, A1M and arterial roads to Leeds, Teesside, Newcastle, York etc.*

**Accommodation comprises**  
*Ground floor: Entrance hall, Shower room, Living room, Dining room, Utility room, Kitchen.*

*First floor: Three bedrooms and Bathroom.*

*Externally: Parking to the rear and rear garden.*

## Entrance hall

*Solid wood entry door and staircase providing access to the first floor.*

## Shower room

*White suite comprising; Fully tiled shower enclosure with electric shower, pedestal wash hand basin and WC.*

## Living room

*6.82 x 4.78 (22'5" x 15'8")  
Three front aspect PVCu double glazed windows flood the room with natural light. Feature fireplace and exposed ceiling beams.*

## Living room

## Dining room

*4.57 x 2.72 (15'0" x 8'11")  
Rear aspect PVCu double glazed bay window affording pleasant views of the rear garden.*

## Dining room

## Utility room

*Base units incorporating sink unit and plumbing for washing machine.*

## Kitchen

*3.51 x 3.36 (11'6" x 11'0")  
Comprising a range of fitted base and wall units with matching roll edged work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Integrated dishwasher, rear aspect PVCu double glazed windows and rear exit door provides external access to the*

Marton Shopping Centre, Stokesley Road, Middlesbrough, TS7 8DX

T: 01642 506800

F: 01642 506802

[enquiries@harveybrooks.com](mailto:enquiries@harveybrooks.com)

[www.harveybrooks.com](http://www.harveybrooks.com)

rear garden.

Kitchen

Kitchen

First floor

Bedroom one

3.62 x 3.67 (11'11" x 12'0")  
Front aspect PVCu double glazed window.

Bedroom two

2.85 x 3.35 (9'4" x 11'0")  
Front aspect PVCu double glazed window.

Bedroom three

2.88 x 2.15 (9'5" x 7'1")  
Front aspect PVCu double glazed window.

Bathroom

2.74 x 1.87 (9'0" x 6'2")  
White suite comprising; Panelled bath with hand held shower attachment, pedestal wash hand basin and WC. Built in storage.

Externally

A gated car port provides private off street parking to the rear of the property.

Rear garden

Attractive and secluded rear garden with paved patio and lawned areas. Walled boundaries and mature borders provide good screening and a high degree of

privacy.

Rear garden

Rear garden

Car port

General information

Council tax band  
Assessed by Middlesbrough billing authority in council tax band D.

Harvey Brooks Properties Ltd (the company). The company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as agents gives notice that:

I ) the particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. II) all descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. III) all measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to the contract.(iV) none of the property's services or service installations have been tested and are not warranted to be in working order. (V) no employee of the company has any authority to make or give any representation or warranty whatsoever in relation to the property.





