26 – 28 HIGH STREET,
STOKESLEY, NORTH YORKSHIRE, TS9 5DQ

GSC GRAYS
PROPERTY • ESTATES • LAND

01642 710742
EMAIL: STOKESLEY@GSCGRAYS.CO.UK

4 LEVEN MEWS

STOKESLEY, NORTH YORKSHIRE, TS9 5FJ

A rare opportunity to purchase a modern three bedroom end terraced townhouse, situated on a recently completed exclusive residential development, with easy access to Stokesley town centre and local amenities. The accommodation comprises an entrance hall, dining kitchen, living room, cloakroom/w.c., master bedroom with ensuite, guest bedroom with ensuite, third bedroom and bathroom. Externally, there is a front garden, enclosed rear garden and garage. EPC Rating (EER) B85

- Townhouse
- Central Location
- 3 Bedrooms
- Enclosed Rear Garden
- Garage
- No Chain
- EPC Rating (EER) B85

Guide price £330,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

4 LEVEN MEWS

STOKESLEY, NORTH YORKSHIRE, TS9 5FJ

LOCATION

Yarm 8.6 miles, Middlesbrough 9.3 miles, Northallerton 15.2 miles, Darlington 23.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1. Direct train services from Northallerton and Darlington to London, Manchester and Edinburgh. International Airports: Newcastle and Leeds Bradford.

AMENITIES

This historic Georgian market town is situated on the River Leven. The high street is bustling with individual shops, restaurants, public houses and cafes. The town also has a library, health centre and hotel. Leisure amenities include: cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club and gardening club.

ENTRANCE HALL

Entrance door to front elevation, staircase to first floor, built- in understairs storage cupboard, further storage cupboard housing space and plumbing for washing machine and tumble dryer, glazed double doors to kitchen and glazed door to living room. Please note, the property benefits from gas underfloor heating on ground floor.

CLOAKROOM WC

Low level WC, wall mounted wash hand basin, part tiled walls, extractor fan and tiled floor.

DINING KITCHEN 5.23 x 2.48 (17'2" x 8'2")

Double glazed bay window to front elevation, tiled floor, inset spotlights. The kitchen includes a matching range of high gloss wall and base units incorporating Granite work surfaces; including stainless steel sink unit, Neff electric hob, AEG extractor fan, AEG electric oven, microwave, integrated fridge freezer, integrated dishwasher, kick board LED lighting and over counter lighting,

LIVING ROOM 4.67 x 4.34 (15'4" x 14'3")

Double glazed window to rear elevation and double glazed patio doors to rear garden.

FIRST FLOOR LANDING

Built-in storage cupboard housing hot water cylinder, further storage cupboard, staircase to second floor and doors to:

BEDROOM TWO 4.06 x 2.64 (13'4" x 8'8")

Double glazed bay window to front elevation, radiator and fitted wardrobes.

ENSUITE SHOWER ROOM

Including a three piece suite comprising low level w.c., wall mounted wash hand basin, step-in shower cubicle, heated towel rail, shaver point, inset spotlights, extractor fan, tiled floor, part tiled walls

and double glazed frosted window to front elevation.

BEDROOM THREE 3.35 x 2.62 (11'0" x 8'7")
Double glazed window to rear elevation, fitted wardrobes and radiator.

HOUSE BATHROOM
Including a three piece suite comprising a panelled bath, low level w.c., wall mounted wash hand basin, heated towel rail, extractor fan, double glazed frosted window to rear elevation and shaver point.

SECOND FLOOR LANDING
Built-in storage cupboard housing wall mounted gas central heating boiler and door to:

MASTER BEDROOM 4.08 x 3.58 (13'5" x 11'9")
Double glazed velux window to rear elevation, radiator and fitted wardrobes.

ENSUITE BATHROOM
Four piece suite comprising of panelled bath, low level w.c., wall mounted wash hand basin, step in shower cubicle, part tiled walls, heated towel rail and extractor fan.

EXTERNALLY

FRONT GARDEN
Planted border, fenced and wrought iron railings and path leading to front door.

REAR GARDEN
Enclosed south facing rear garden with fenced boundaries, mainly laid to lawn, patio area, side access gate and rear access gate.

GARAGE
With up and over door, power and light, off-street parking for one vehicle,

COUNCIL TAX
Hambleton District Council. Telephone: 01609 779977. Band E.

VIEWINGS
Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

TENURE
The property is believed to be offered freehold with vacant possession on completion.

PARTICULARS
Particulars written July 2017.

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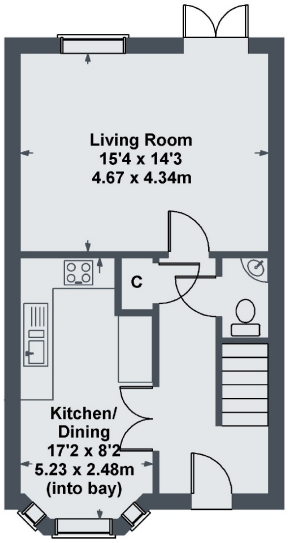
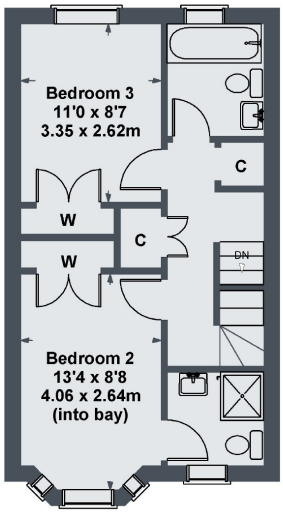
4 Leven Mews, Stokesley

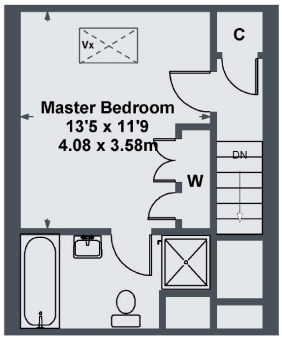
Approximate Gross Internal Area
1,143 sq ft - 106 sq m



GROUND FLOOR



FIRST FLOOR

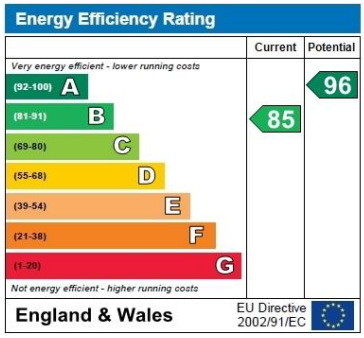


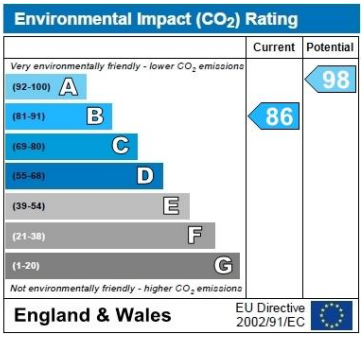
SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017





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