



13 SOUTH SIDE

HUTTON RUDBY, YARM, NORTH YORKSHIRE, TS15 0DD

This well presented and tastefully improved two bedroom period cottage occupies a lovely position in the heart of the village, overlooking the village green. As well as a high standard of well proportioned accommodation, the property also has double glazing and a secret garden to the rear. In brief, the property comprises entrance vestibule, living room overlooking the green, dining room, kitchen breakfast room, ground floor cloakroom and a rear lobby. On the first floor are two bedrooms and a four piece family bathroom. Externally, there is a courtyard/driveway and a secret garden beyond providing a peaceful hideaway laid mainly to lawn with a storage shed. The property is ready for renting out. EPC EER E 40

- Period Cottage
- Two Bedrooms
- Two Reception Rooms
- Overlooking The Green
- Village Setting
- Secret Garden
- Double Glazing
- EPC EER E40



Offers in excess of £180,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

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SITUATED

Stokesley 4 miles, Northallerton 12.7 miles, Yarm 6.3 miles, Middlesbrough 12.7 miles, Darlington 15.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Durham Tees Valley, Newcastle and Leeds Bradford.

AMENITIES

With a wide tree-lined green, this picturesque North Yorkshire village offers a new Spar shop with post office and petrol and diesel station, a hairdresser and three inns all serving food. In addition, there is a doctor's surgery, primary school, two churches and community hub. Leisure amenities include a gardening club, tennis, cricket, bowls and a village hall with badminton club. There are also bridle paths and walks over the countryside.

ACCOMMODATION COMPRISES:

ENTRANCE VESTIBULE

The timber entrance door leads into an entrance vestibule, which has a tiled floor and a doorway leading into the living room.

LIVING ROOM 4.58m x 4.13m (15'0" x 13'7")

With two electric storage heaters, an electric fireplace with stone hearth, shelving and stone surround, wooden beams to the ceiling, a doorway leading through to the dining room, a window to the side and a window to the front elevation overlooking the green.



DINING ROOM 4.58m (including stairwell) x 2.62m (15'0" (including stairwell) x 8'7")

With an electric storage heater, a doorway through to the kitchen, stairs leading to the first floor and a window to the rear elevation.



KITCHEN 3.83m max. x 3.24m max. (12'7" max. x 10'8" max.)

An L-shaped kitchen / breakfasting area with a range of floor and wall mounted units with work surfaces over, a one and a half bowl stainless steel sink and draining unit, tiled splash backs, plumbing for a washing machine and dishwasher, a fitted oven and hob, an electric storage heater, a doorway to the under-stairs utility storage area, a doorway through to the rear lobby and two windows to the side elevation.



UNDER-STAIRS UTILITY AREA 2.64m x 1.07m (8'8" x 3'6")

Providing useful larder storage with power points and space for a fridge freezer.

REAR LOBBY

With a doorway to the downstairs cloakroom and a door leading out to the rear of the property.

DOWNSTAIRS CLOAKROOM

With a low-level WC, hand wash basin, extractor fan and heated towel rail.

FIRST FLOOR LANDING

With an airing cupboard housing the hot water cylinder, access to the loft, a window to the side elevation and doorways to the bedrooms and family bathroom.

BATHROOM

With a panelled bath with shower over, low-level WC, bidet, pedestal hand wash basin, heated towel rail, electric heater, storage cupboard, a window to the side and a window to the rear aspect.



BEDROOM ONE 4.10m x 4.00m (13'5" x 13'1")

With two fitted wardrobes, an original cast iron feature fireplace, an electric wall-mounted storage heater and a window to the front elevation.



BEDROOM TWO 2.63m x 2.61m (8'8" x 8'7")

With an electric storage heater and a window to the rear elevation.



EXTERNALLY

There is a courtyard to the rear of the property, with a secret garden laid mainly to lawn and a storage shed.



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.

COUNCIL TAX

Hambleton District Council. Telephone: 01609 779 977. Band D.

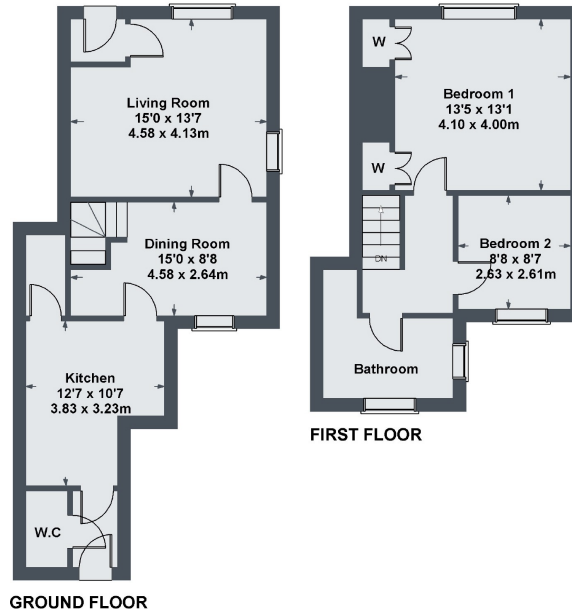
PARTICULARS AND PHOTOGRAPHS

Particulars prepared November 2017.

Photographs taken November 2017.

**13 Southside, Hutton Rudby
TS15 0DD**

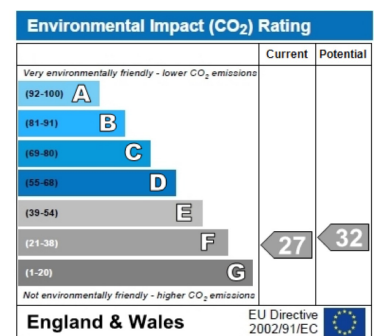
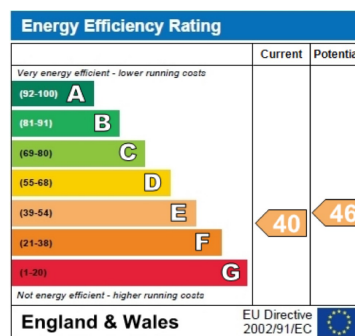
Approximate Gross Internal Area
961 sq ft - 89 sq m



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.

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