

# Greenbank Terrace, Hutton Rudby

£199,950



Splendid Character Cottage, Desirable Village Location, Three Reception Rooms and Modern Fitted Kitchen

# Greenbank Terrace, Hutton Rudby, Yarm, Cleveland

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

## DESCRIPTION

ARE YOU LOOKING FOR CHARACTER as we are offering this delightful double fronted cottage in a highly desirable village location, two reception rooms, L shaped dining room with study/play area, modern kitchen, two first floor bedrooms and family bathroom, externally there is a south facing front garden, off road parking.

## LOBBY

Entrance door.

## LOUNGE

**3.93m x 3.80m (12'11" x 12'6")**

Bay window to front, feature fire place with open grate.

## SITTING ROOM

**4.03m x 3.37m (13'3" x 11'1")**

Bay window to front, understairs cupboard, radiator, wooden flooring.

## DINING ROOM

**5.88m x 3.07m (reducing to 1.78) (19'4" x 10'1")**

L shaped room offering versatility the present owners use it as a dining room with play area.

## FITTED KITCHEN

**3.07m x 2.13m (10'1" x 7'0")**

A modern style kitchen with a range of wall and base units, stainless steel sink, double oven, gas hob with extractor fan over, intergrated dish washer, plumbed for automatic washing machine, tiled flooring, window to rear.

## LANDING

Window to rear aspect.

## BEDROOM 1

**3.96m x 3.79m (13'0" x 12'5")**

Windows to front and rear aspects, built in cupboard, attic access via retractable ladder.

## BEDROOM 2

**3.36m x 3.08m (11'0" x 10'1")**

Window to front aspect, storage cupboard.

## FAMILY BATHROOM

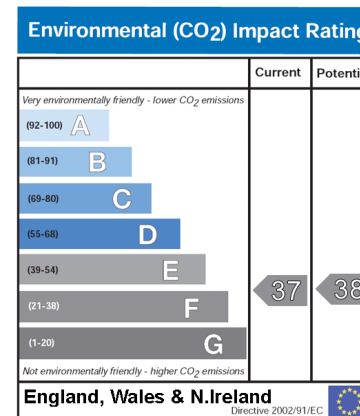
Panelled bath with shower over, pedestal hand wash basin, low flush wc, heated towel rail, cupboard with Worcester Bosch condensing combi boiler replaced December 2008.

## FRONT GARDEN

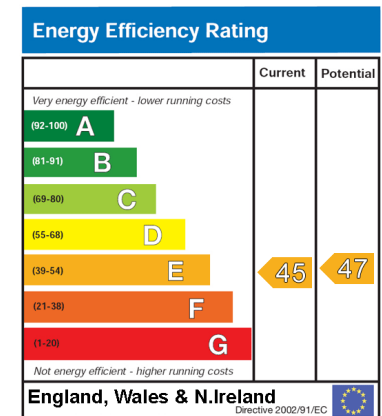
## OFF STREET PARKING

Off street parking at front of property and shed.

## CLAUSES:



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## BRANCH ADDRESS:

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## OFFICE OPENING HOURS:

Mon;Tue; Thurs; Fri - 9am - 5pm Weds 9.30 - 5pm Sat - 9am - 2pm

