



4 THE BEECHES
Stokesley



GSC GRAYS

PROPERTY • ESTATES • LAND

4 THE BEECHES

Stokesley, North Yorkshire, TS9 5PR

A rarely available and substantial detached bungalow with double garage and impressive accommodation, tucked away in an excellent cul de sac a short walk from Stokesley town centre. Designed with light and space in mind, the accommodation includes a large, open entrance hallway linking with the exceptional living room and onwards to the separate dining room. The conservatory overlooks the low-maintenance, landscaped gardens while the kitchen breakfast room has plenty of space and an adjacent utility room.

Along the main hallway lies the cleverly laid-out three double bedrooms, all with fitted wardrobes along with an en suite to the master. The double driveway offers parking for two vehicles and leads to the double garage.

Substantial Detached Bungalow * Prime Stokesley Location * Three Double Bedrooms * Large Spacious Accommodation * Living Room and Separate Dining Room * Conservatory and Utility Room * Kitchen Breakfast Room * En Suite to Master and Family Bathroom * Gardens Front and Rear * Double Garage and Driveway



GSC GRAYS

PROPERTY • ESTATES • LAND

26-28 High Street, Stokesley, North Yorkshire, TS9 5DQ

01642 710742

stokesley@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation and Amenities

This historic Georgian market town has stunning views of the Cleveland Hills and is situated on the River Leven. The cobbled high street is bustling with individual shops, restaurants, public houses and cafes. In addition to a weekly market and a monthly farmers' market, Stokesley plays host to the annual agricultural show.

The town also has a library, health centre, hotel, cricket and football pitches, golfing range, leisure centre with swimming pool, art society, film club, gardening club, primary and secondary schools and several churches.

Northallerton 15.2 miles, Yarm 8.6 miles, Middlesbrough 9.3 miles, Darlington 23.8 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: Teesside International, Newcastle and Leeds Bradford.





Accommodation

A large porch opens up to the wide and spacious entrance hall running the length of the property, the clever layout of which makes the most of the substantial space and well-lit rooms.

The good-sized main living room has a central fireplace with a box bay window seat at which to sit and enjoy some quiet time with the southerly aspect towards the hills in the distance. There are double doors opening into the dining room, which is big enough for the largest of tables and links through to the kitchen. There is also access via double doors to the conservatory, providing views over the private, low-maintenance garden.

The kitchen / breakfast room has a good range of fitted units while the adjacent utility room, with sink and work surfaces, has plumbing for a washing machine and space for further appliances: ideal for keeping all the essentials out of the way.

The three double bedrooms all benefit from built-in wardrobes, while the master suite also enjoys an en suite shower room. A family bathroom services the remaining bedrooms.

The substantial boarded loft space can be reached via a drop-down ladder and offers further potential for accommodation, subject to relevant planning consent.



Externally

The property enjoys a lawned garden to the front with a pathway leading from the driveway to the front door.

A side gate leads through to the hard landscaped and low-maintenance rear garden, which has an excellent patio on which to while away the hours.

To the side of the bungalow, there is a driveway for two vehicles and access to the double garage.

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.

Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band F.

Particulars and Photographs

Particulars prepared February 2023.

Photographs taken February 2023.



4 The Beeches, Stokesley

Approximate Gross Internal Area
Main House - 1798 sq ft - 167 sq m
Garage - 312 sq ft - 29 sq m
Total - 2110 sq ft - 196 sq m

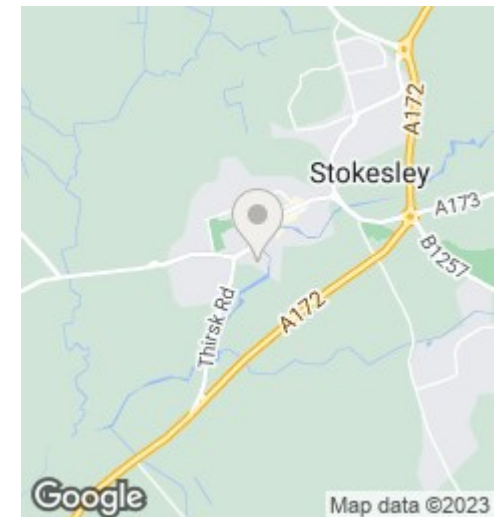


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.