



37 RIVERSDENE
Stokesley



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Stokesley, North Yorkshire, TS9 5DD

Located in a highly-popular Stokesley cul-de-sac, this three-bedroom, semi-detached home has an integral garage and conservatory.

The large living and dining room overlooks the rear gardens and leads onwards to the kitchen and conservatory. On the first floor, there are three bedrooms and a family bathroom with corner shower cubicle and bath.

There are excellent gardens to the side and the rear as well as a long driveway and lawn to the front.

Popular Stokesley Cul-de-Sac Location * Three Bedrooms * Integral Garage *
Living and Dining Room * Conservatory * Gardens to Three Sides * Large
Driveway



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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 Comprises:





Ground Floor

The main entrance to the property leads into the porch, where there is a further door to the living and dining room. This large, open-plan space is filled with light from the windows to the front and rear.

From the dining area, there is a door leading through to the kitchen, which has plenty of storage and worktop space, along with access to a pantry/storage cupboard.

The conservatory, positioned at the rear of the property, is a lovely, private space from which to enjoy views over the garden.

First Floor

From the first floor, there is access to three bedrooms and the bathroom, which has a corner shower cubicle, bath tub and built-in storage cupboards.



Externally

To the front of the property, there is an area of lawn and a long driveway leading up to the garage. A side gate leads through to the rear garden, which is fenced to all sides with a patio, lawn, borders and planting.

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 C.

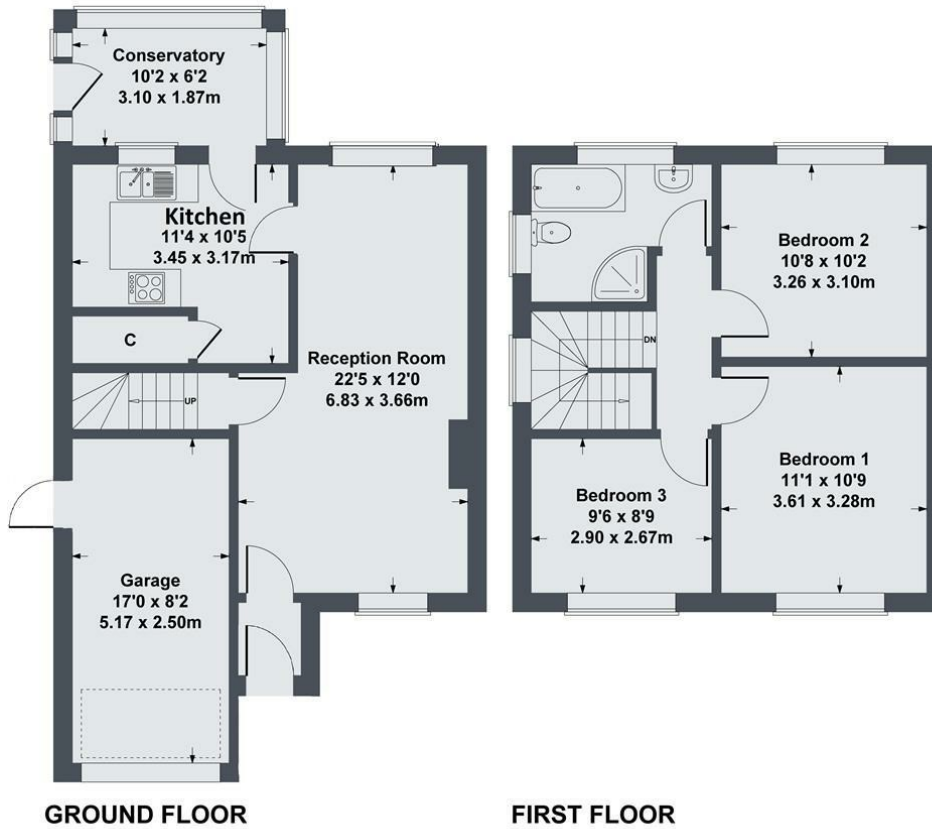
Particulars and Photographs

Particulars prepared May 2023.

Photographs taken May 2023.

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Approximate Gross Internal Area
1109 sq ft - 103 sq m

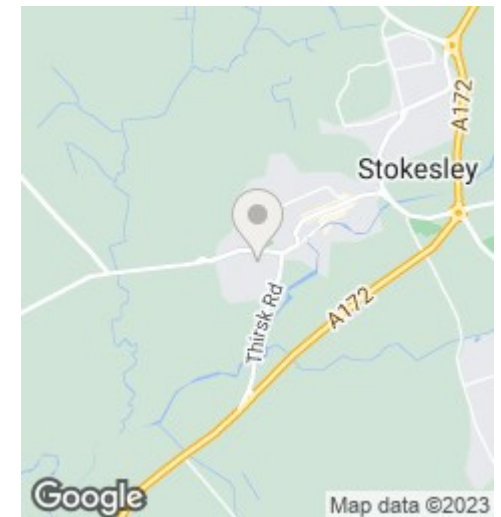


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		87
(81-91) B	73	
(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



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