



48 RIVERSDENE
Stokesley



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Stokesley, North Yorkshire, TS9 5DD

Tucked away in a popular cul de sac, this detached, four-bedroom, extended family home sits within a large plot and has an impressive gated driveway with double garage.

Presented to a high standard throughout, the spacious and well-maintained property benefits from four excellent reception rooms and a large kitchen / breakfast room. The four bedrooms are all a good size with the master suite having been extended to provide a luxurious en suite bath and shower room.

The property is approached via a large driveway with a further gated drive leading to the double garage. The house is positioned with a southerly aspect to the rear and has well-maintained front and rear gardens.



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

The historic Georgian market town of Stokesley 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.





Ground Floor

From the entrance hall, there is access to the ground floor cloakroom/w.c, the kitchen / breakfast room, utility room, living room and the useful study at the front of the house.

Overlooking the front gardens, the living room benefits from a central fireplace and opens up into the lovely, bright garden room to the rear. From here, a door leads through to the extension, which provides a separate dining room along with a conservatory: a perfect spot in which to enjoy a relaxed afternoon in the sunshine.

The kitchen / breakfast room is well equipped and there is plenty of space for a dining table. A door from here leads straight out to the rear garden.

First Floor

The first floor landing gives access to the airing cupboard, four double bedrooms and the family bathroom. The master suite has a full range of built-in furniture and benefits from an extension to the side providing a luxurious en suite bath and shower room. The three further bedrooms are serviced by the family bathroom.



Externally

To the front of the property, there is a large, gated, gravelled driveway leading to additional parking and a detached double garage.

The rear gardens have a southerly aspect and comprise an area of lawn, a large patio adjacent to the conservatory and a further gravelled seating area, perfect for an evening meal in the summer. Neat borders and mature trees provide privacy and there is access to the double garage via a courtesy door.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is offered freehold with vacant possession on completion.

Local Authority

North Yorkshire Council. Telephone: 01609 779 977. Council tax band E.

Particulars and Photographs

Particulars prepared December 2023.

Photographs taken December 2023.



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Approximate Gross Internal Area
1722 sq ft - 160 sq m

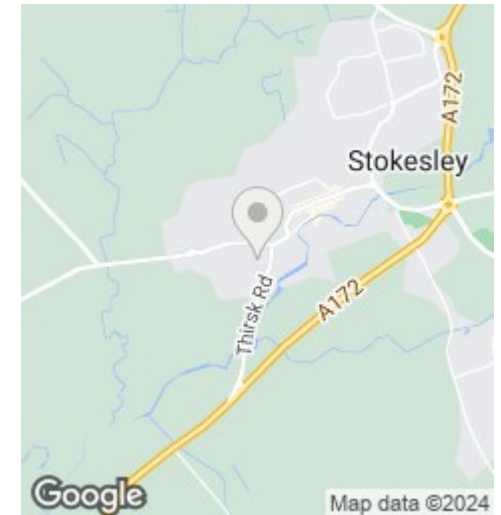


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		91
(81-91) B	85	
(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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