



4 GREENBANK TERRACE

Hutton Rudby, Yarm, Cleveland TS15 0DD



GSC GRAYS

PROPERTY • ESTATES • LAND

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A delightful, two bedroom, double fronted character cottage, located just off North End in Hutton Rudby.

The well-proportioned living accommodation oozes the rustic charm expected from a rural cottage and briefly comprises entrance lobby, rear sitting room, living room with open fire, dining room and kitchen.

On the first floor, there are two double bedrooms and the bathroom.

Externally, there is parking for one vehicle and a walled garden to the front which is mainly laid to lawn.



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Situation and Amenities

With a wide tree-lined green, this picturesque North Yorkshire village offers a Spar shop with post office and petrol station, a hairdresser and three inns, two serving food. In addition, there is a doctor's surgery, primary school and two churches. 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.

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: Teesside International, Newcastle and Leeds Bradford.

Accommodation Comprises:

The front door opens into the entrance hall, where there are stairs leading up to the first floor and access to the living room and dining room to either side.

The living room benefits from a box bay window to the front and a character fireplace with tiled hearth, inset and surround. Double doors open up to the rear reception room, where there are further double doors leading outside.

To the other side of the property, the dining room also has a box bay window to the front, along with a central fireplace and under-stairs storage.

Positioned at the rear of the house, the kitchen has a quarry tiled floor, a range of floor and wall-mounted units, space for a washing machine and dishwasher, one and a half bowl stainless steel sink and draining unit, fitted oven and grill, four-ring gas hob with extractor fan over and space for a fridge freezer. Doors from here lead back through to both the dining room and rear reception room.

First Floor

The first floor landing gives access to two bedrooms, both with fitted wardrobes whilst the master also benefits from a dual aspect to the front and rear. From the landing, there are steps down to the bathroom, which has a panelled bath with shower over and screen.

Externally

To the front of the property, there is a lawned, cottage-style garden with wall, picket fence and iron gate. There is mature planting, hedging and a path leading up to the front door.

Viewings

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

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

North Yorkshire Council. Council tax band C.

Particulars and Photographs

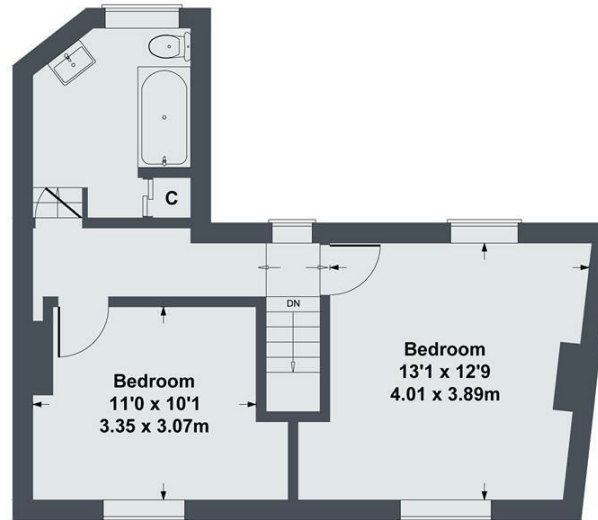
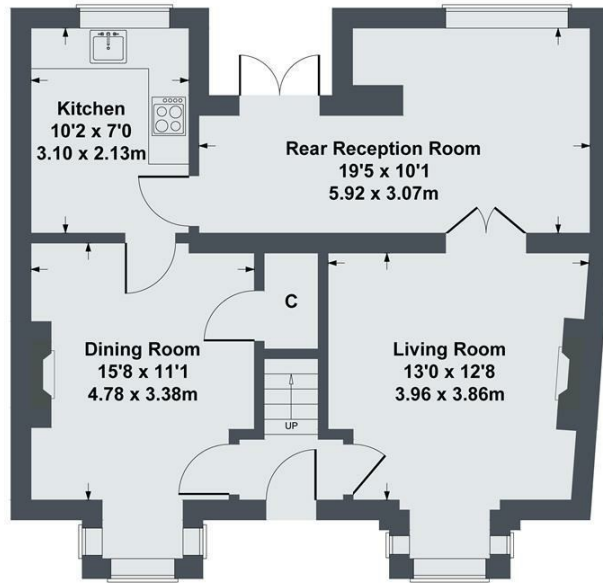
Particulars updated February 2024.

Photographs taken September 2022.



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Approximate Gross Internal Area
1057 sq ft - 98 sq m

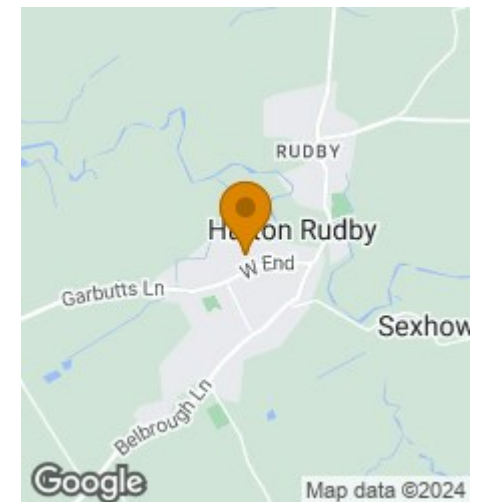


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.