

FACEBY ROAD, CARLTON-IN-CLEVELAND, NORTH YORKSHIRE, TS9 7BQ



- ▲ A Rare Opportunity to Purchase a Three Bedroom Semi-Detached House Located at Foot of the Cleveland Hills in this Sought-After Village of Carlton-in-Cleveland.
- ▲ Presented to a High Standard Throughout
- ▲ Modernised by the Current Owners with No Expense Spared
- ▲ Private Side & Rear Gardens
- ▲ Gravelled Driveway Offering Ample Off-Road Parking

- ▲ Stunning Views Across Farmland & Hills
- ▲ Spacious and Bespoke Fitted Kitchen with Vaulted Ceiling & Exposed Beams
- ▲ Two Separate Reception Rooms both with Multi-Fuel Burning Stoves
- ▲ Family Bathroom with Free-Standing Roll Top Bath
- ▲ Two First Floor Bedrooms & Stairs to a Large Master Bedroom to the Top Floor
- ▲ Early Viewing Advised

Offers Over £479,995

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A stunning three bedroomed semi-detached house located at the foot of the Cleveland Hills in the idyllic village of Carlton-in-Cleveland occupying a fabulous plot with private mature rear and side gardens overlooking farmland and beyond. A gravelled driveway offers ample off-road parking, along with a summer house. Internally the entrance hall gives access to the living room with Aga stove, a dining room to the rear with multi-fuel burning stove, French doors to the rear garden and access to the generous sized fitted kitchen with vaulted ceiling, exposed beams, and a bespoke range of fitted units.

To the first floor are two bedrooms, a family bathroom with roll top bath, open plan study area with a fixed staircase taking to the master bedroom on the top floor. We are expecting a large amount of interest in this property please call our Nunthorpe office to arrange viewing today.

GROUND FLOOR

ENTRANCE HALL - 3.23m x 1.93m (10'7" x 6'4")
With Oak flooring.

LIVING ROOM - 3.86m x 3.2m (12'8" x 10'6")

With bay window to the front elevation, Oak flooring, feature fire surround with Aga multi fuel stove.

DINING ROOM - 3.28m x 5.9m (10'9" x 19'4")

Oak flooring, wood burning stove with tiled hearth and over oak beam, bespoke shelving, French doors to the rear garden and large storage room housing the controls to the air source heat pump.

KITCHEN - 5.5m x 2.64m (18'1" x 8'8")

A stunning vaulted room with skylights filling this are with natural light and exposed beams, bespoke range of fitted wall and floor units with granite work surfaces, range style cooker and over extractor canopy, tiled splashbacks, Oak flooring, space for American fridge/freezer, side access door.

FIRST FLOOR

REAR BEDROOM 1 - 3.68m x 3.28m (12'1" x 10'9")

With built-in storage and lovely views over the hills and beyond.

TO VIEW: Tel: 01642 955625

95 Guisborough Road, Nunthorpe, TS7 0JS

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BEDROOM 2 - 3.23m x 3.07m (10'7" x 10'1")

With built-in storage.

BATHROOM - 2.03m x 2.41m (6'8" x 7'11")

Featuring a free-standing roll top claw foot bath, low-level w.c., wash basin, period design heated radiator/towel rail, part tiled walls and engineered wood flooring.

OPEN GALLERIED LANDING - 2.8m x 2.24m (9'2" x 7'4")

Ideal for an office space. Staircase to the top floor bedroom.

TOP FLOOR BEDROOM - 5.5m x 5m (18'1" x 16'5")

A large spacious bedroom with restricted head height into the eaves, two large skylights.

EXTERNALLY

Gravelled driveway offering ample parking, private mature rear, and side gardens with some incredible views across farmland and beyond.

AGENTS REF: - DP/GD/NUN230589/08032024

Council Tax Band: C **Tenure:** Freehold

TO VIEW: Contact our Nunthorpe office on

Tel: **01642 955625**



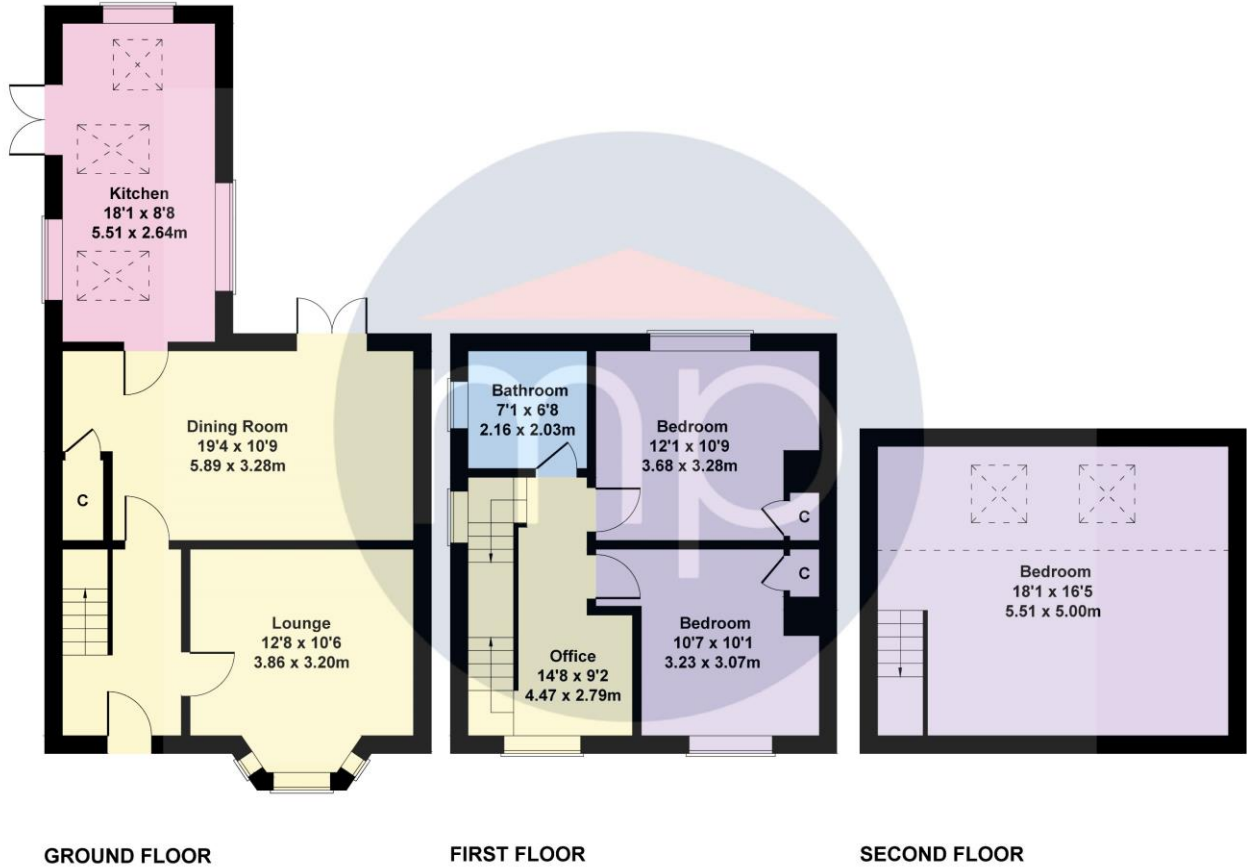
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Faceby Road
Approximate Gross Internal Area
1369 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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