



RIVERSIDE COTTAGE, 2 LEVENSIDE, STOKESLEY
MIDDLESBROUGH, NORTH YORKSHIRE, TS9 5BJ



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Stokesley, Middlesbrough, North Yorkshire, TS9 5BJ

OPEN TO OFFERS - Exciting Refurbishment Opportunity by the River!

This charming riverside property offers incredible potential for those looking to invest in a refurbishment project. While the home requires updating throughout, it boasts fantastic features and a prime location by the River Leven.

The spacious reception room is filled with natural light from dual-aspect windows, and the living room offers stunning river views, complete with an open fire. The kitchen/diner, while functional, is ready for modernisation and includes integrated appliances, plus access to a storage space and downstairs WC.

Upstairs, you'll find two double bedrooms, both with built-in wardrobes, and a family shower room in need of a refresh. The loft space is boarded

OFFERS IN THE REGION OF £285,000

GET IN TOUCH

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DESCRIPTION

A Fantastic Opportunity to Transform This Riverside Property!

This charming property, nestled by the picturesque River Leven, offers an exciting opportunity for those looking to put their stamp on a home. While the property requires refurbishment and updating throughout, its incredible potential is clear from the moment you step inside.

Enter through the porch and into a reception room, where you'll immediately notice the dual-aspect windows that flood the space with natural light, along with exposed beams that add character and charm. The staircase rises to the first floor, and a large opening leads into the cozy living room. Here, an open fire and stunning dual-aspect windows provide fantastic views of the River Leven—imagine what this space could look like with a little modernisation!

The kitchen/diner is functional but in need of updating. It features a range of fitted base and wall units with contrasting worktops, a sink and drainer, and integrated appliances including a dishwasher, fridge, double gas oven, and four-ring electric hob. There's also a separate door leading to a useful storage area that could easily be converted into a utility space, and another door to the downstairs WC.

Beyond the kitchen, you'll find access to the side porch, which leads to the garage/workshop, offering off-street parking and ample space for DIY projects, as well as direct access to the garden.

Upstairs, the property offers two double bedrooms, both of which benefit from built-in wardrobes, though some updating and redecoration would enhance the spaces. The master bedroom features dual-aspect windows that frame the stunning river views, while the second bedroom enjoys a side-facing window. The family shower room is functional but in need of a refresh, with a walk-in shower, pedestal wash hand basin, bidet, and WC.

The loft space, already boarded and fitted with two Velux windows, lighting, and electricity, presents a fantastic opportunity for conversion into additional living space, adding even more value to this property.







Externally, the property features a private patio area with steps leading up to a roof-top garden, offering a peaceful spot to unwind and enjoy the surroundings.

While refurbishment is required throughout, this is a perfect opportunity to create a truly bespoke riverside home. With the right vision and investment, this property can be transformed into a stunning retreat in a highly sought-after location.

LOCATION

Riverside Cottage is located on the River Leven in the Market town of Stokesley.

Stokesley is an elegant market town, peppered with impressive Georgian and Victorian buildings and known as a gateway to the North York Moors.

The River Leven, crossed by the ancient Pack Horse Bridge, provides a perfect spot for walking and picnics – not to mention the spectacular views of Roseberry Topping and the North York Moors from the east end of the town, where an ancient mill wheel can also be admired.

One of the town's main attractions is its weekly market, which has been held since 1223 and is still going strong today. Visitors can browse a wide range of stalls selling everything from fresh produce and handmade crafts to vintage clothing and antiques. Stokesley is also home to a number of historic buildings, including the impressive St Peter and St Paul's Church, which dates back to the 12th century.

There are plenty of cafes, restaurants and amenities ensuring you have everything on your doorstep that is needed.

Tenure

The property is freehold.

Charges

North Yorkshire Council Tax Band E.

Viewings

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

Services

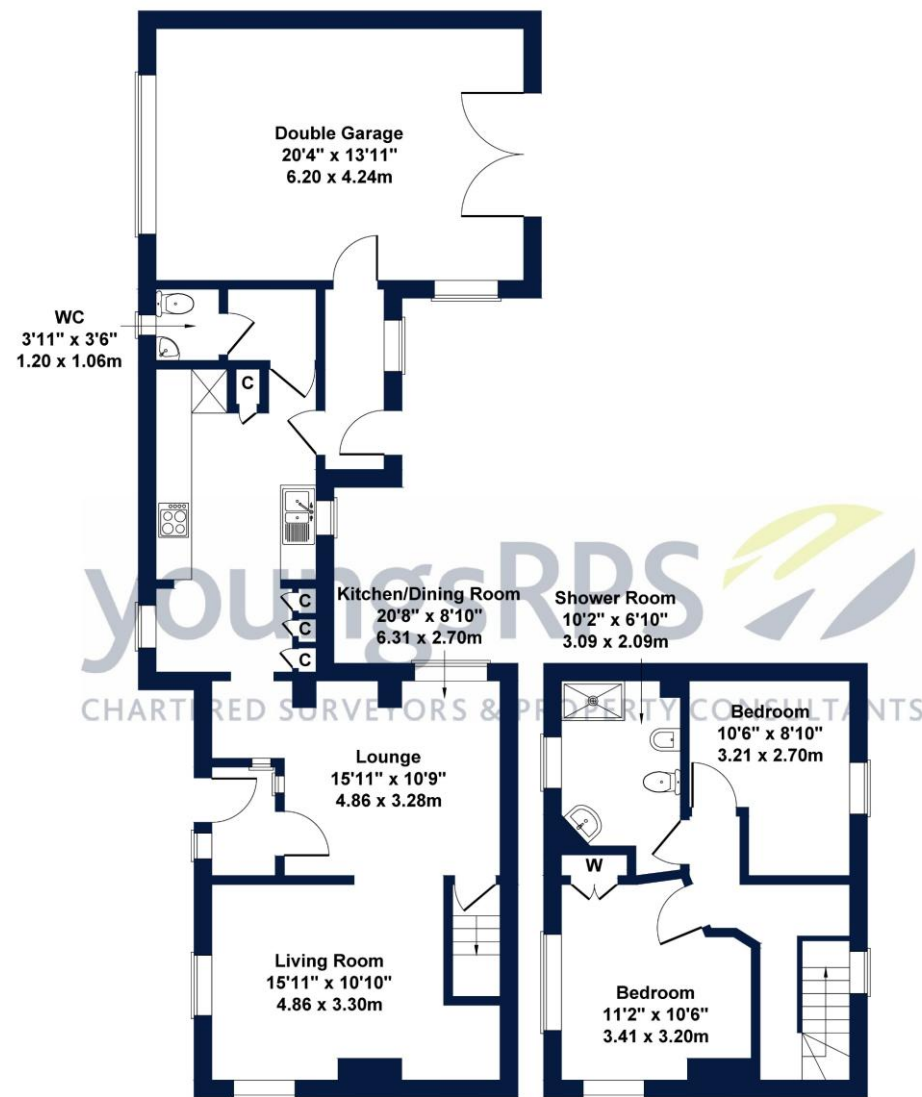
Mains electricity, water and drainage are connected. Gas-fired central heating boiler



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Approximate Gross Internal Area

1216 sq ft - 113 sq m



GROUND FLOOR

FIRST FLOOR

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.

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