



LINCOLN HOUSE, 7 SOUTH SIDE, HUTTON RUDBY
YARM, NORTH YORKSHIRE, TS15 0DD



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Hutton Rudby, Yarm, TS15 0DD

A characterful double-fronted home set on the sought-after village Green in Hutton Rudby. The ground floor offers kitchen, two reception rooms with traditional fireplaces, plus a lounge opening onto a private courtyard. Upstairs are three double bedrooms and a family bathroom.

While the kitchen and bathroom would benefit from updating, the property's period charm and prime location make it a rare opportunity in this desirable village.

- Sought after Village Location
- Three Bedrooms
- Two Reception Rooms
- Traditional Cottage with original Features
- Double Fronted

GUIDE PRICE £295,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

An attractive double-fronted home enjoying a prime position on the sought-after village Green in Hutton Rudby. Full of character, this property offers well-proportioned accommodation with plenty of potential.

The ground floor features two reception rooms, each with traditional fireplaces, providing welcoming spaces for relaxation or entertaining. The lounge benefits from patio doors opening onto a private courtyard, creating a light and airy feel.

Upstairs, three generously sized double bedrooms are served by a family bathroom.

Both the bathroom and kitchen would benefit from some updating, giving new owners the opportunity to create a home tailored to their own style and taste.

With its enviable outlook across the Green and its wealth of period charm, this delightful property represents an excellent opportunity to secure a home in one of the area's most desirable villages.



LOCATION

Hutton Rudby is a picturesque and highly regarded village set within the beautiful North Yorkshire countryside. Centered around an attractive village Green, it offers a strong sense of community with local amenities including a convenience store, post office, doctors' surgery, several welcoming pubs, and well-regarded primary schools.

The village is surrounded by rolling countryside and walking routes, while also being within easy reach of the North York Moors National Park. Excellent road links make it convenient for commuting to nearby towns such as Yarm, Stokesley, and Middlesbrough, as well as further afield via the A19.

With its blend of rural charm, vibrant community spirit, and accessibility, Hutton Rudby remains one of the most desirable villages in the region.

SERVICES





Mains electricity, gas, water and drainage are connected. Gas central heating.

TENURE

Freehold.

CHARGES

North Yorkshire Council Tax Band E.

VIEWINGS

Strictly by appointment with the Agents.

AGENT'S NOTES

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



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