



18 OAK TREE ROAD
Stokesley



GSC GRAYS

PROPERTY • ESTATES • LAND

18 OAK TREE ROAD

Stokesley, North Yorkshire, TS9 5FN

An immaculate, highly specified and modern four-bedroom family home with double garage and gardens, situated in a sought-after location.

ACCOMMODATION

Built to the Langdale design, this exceptional family home was upgraded with premium fixtures and fittings throughout including a Symphony kitchen in Cranbrook Sage, Seville Oak interior doors, Porcelanosa floor tiling and professionally landscaped gardens.

The layout is perfect for modern family living with a superb open-plan, family-friendly kitchen breakfast room along with a family room or dining room and large sitting room. The first floor bedrooms are all an excellent size with a luxurious master bedroom suite.

Externally, there are landscaped gardens to the front, side and rear, laid out with a variety of seating and dining areas with mature and extensive planting, providing privacy in a relaxed environment. The double garage has plumbing for utilities along with a range of storage cabinets.

Conveniently located for access to Stokesley High Street.



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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.





Accommodation

The large, light-filled entrance hall has windows to both the front and rear, with tiled flooring, a door to the ground floor cloakroom and stairs to the first floor with under-stairs storage. From here, there is access to the good-sized living room, which provides flexibility for furniture layout and has shuttered windows to the front, a window to the rear and French doors leading out to the garden.

The kitchen, dining and family room is a lovely, sociable and open-plan space with French doors leading out to the garden. This dual-aspect room has a continuation of the floor tiling from the entrance hall and offers plenty of room for a dining table or family seating area. There is a range of high specification units, a breakfast bar, Silestone quartz work surfaces, five ring gas hob, Franke stainless steel, one and a half bowl sink, built-in fridge and freezer, double oven, dishwasher and plumbing for a washing machine.

There is a separate dining room or family room, perfect for more formal meals and entertaining in a relaxed family space, which enjoys a dual aspect and has fitted shutters to the front window.



The spacious first floor landing gives access to the four bedrooms, the family bathroom and a large, shelved airing cupboard. A window overlooks the rear garden.

The principal bedroom suite has windows to either side, one overlooking the garden and the other providing views over farmland towards the hills. There is an en suite shower room with Porcelanosa tiling, step-in shower, vanity sink unit, wall-mounted storage, chrome towel rail and low-level w.c. The second bedroom has a dual aspect and offers a nice outlook towards the Cleveland Hills. The third bedroom is also well-lit from windows to two sides, looking out over farmland towards Tame Bridge, with glimpses towards the hills. This room provides access via a drop-down ladder to the boarded and lit loft space. The fourth bedroom / study benefits from a large, walk-in cupboard and a fitted double wardrobe.

The family bathroom is also finished with Porcelanosa wall and floor tiles, with a chrome towel rail, vanity sink unit with storage under, low-level w.c and a panelled bath with shower over and screen.

Externally

To the side of the property, there is a large, block-paved driveway, leading up to the double garage which has a courtesy door onwards to the garden. The garage has a range of cupboards with worktops, a sink with a mixer tap, an independent water supply and power and plumbing for utilities. The front garden wraps around the side of the property and is beautifully maintained and well-stocked with mature planting and a central pathway running up to the front door.

The rear garden has been landscaped to a high standard and offers a mixture of seating areas in both sunny and shaded spots, perfect for relaxation and entertaining. There is a variety of mature trees and shrubs including acers, fuschia, ornamental pear and bay.

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 F.

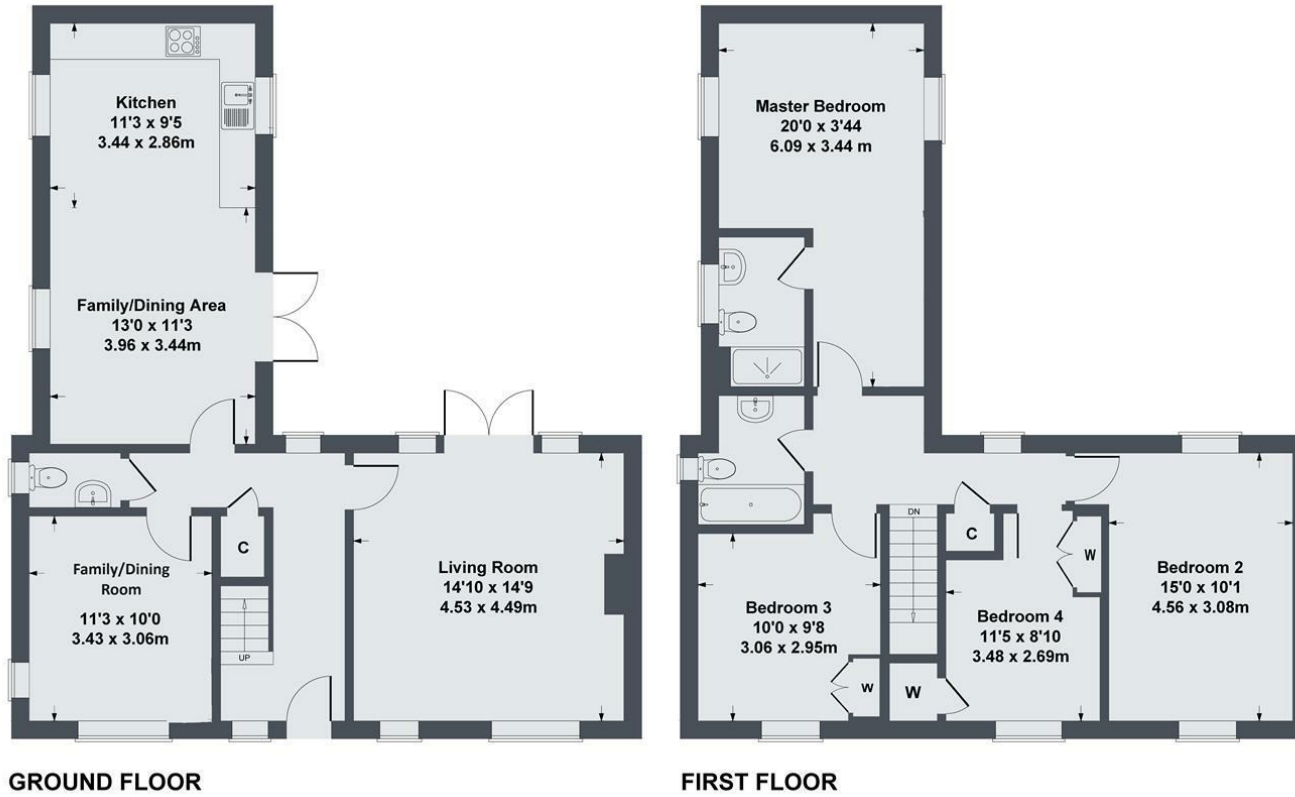
Particulars and Photographs

Particulars prepared and photographs taken June 2024.



18, Oak Tree Road Stokesley, Middlesbrough, TS9 5FN

Approximate Gross Internal Area
1496 sq ft - 139 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		93
(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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