



PINEDELL, SOUTH PARADE
Croft On Tees,



GSC GRAYS

PROPERTY • ESTATES • LAND

PINEDELL, SOUTH PARADE

North Yorkshire, DL2 2SP

Pinedell is an extended, semi-detached, three-bedroom home in an exceptional location. The property has been redecorated and fitted with new carpets and, whilst further modernisation would be of benefit, it is ready to move into with no upper chain.

Set back on the popular South Parade in Croft on Tees, Pinedell offers a living room with bay window, a kitchen with convenient courtesy door to the garage and a separate dining and garden room to the rear overlooking the substantial gardens. To the first floor, there are three good-sized bedrooms, a bathroom and separate w.c.

Externally, there is a double-width driveway, lawn and a garage to the front. To the rear, there is a wonderful large garden that feels private and spacious with a small area of woodland to enjoy.



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Situation and Amenities

Croft on Tees is a popular village with a primary school, hotel, village hall and church. There are superb road networks to the nearby towns of Darlington, Richmond and Northallerton and main roads including the A1(M) and A66, making it an ideal location for the commuter.

There are additional amenities on the opposite side of the River Tees in Hurworth including a convenience store, secondary school, pubs, restaurants and hairdresser. Further schooling can be found at Richmond, Northallerton and Darlington whilst private educational establishments can be found at Darlington and Yarm.

The nearby towns of Darlington and Northallerton offer a wide range of national and local retailers, restaurants and leisure opportunities as well as mainline train stations to London Kings Cross.





Accommodation

The front door to the property is covered by a storm porch and opens into a spacious hallway. Stairs from here lead up to the first floor and there is an under-stairs storage area and doors to two reception rooms and the kitchen.

Overlooking the front garden, the living room has a bay window with curved radiator beneath and a gas feature fireplace. The dining room has a gas fireplace and opens up to the garden room, forming a substantial space perfect for entertaining or simply to enjoy the view looking down the length of the garden towards the woodland at the rear. The garden room has a skylight and double doors leading outside.

The kitchen overlooks the garden and has floor and wall-mounted units, a stainless steel twin sink, fitted oven and electric hob and a door leading outside. There is a small rear lobby with electric sockets, a window to the rear and a door to the integral garage.



The first floor landing enjoys natural sunlight from a window and leads to three bedrooms, the bathroom and separate w.c. There is access to the loft via a drop-down ladder.

The principal bedroom is positioned at the rear of the house, enjoying the southerly aspect over the garden with views towards the woodland and fields beyond. The front bedroom is a similarly good-sized double, whilst the third is a comfortable single.

The bathroom has an airing cupboard for storage, a fitted bath with shower over and a pedestal sink.

Externally

To the front of the property, there is a large driveway with space for several vehicles and a single garage with up-and-over door, a further door to the rear lobby and a courtesy door to the rear garden. There is an area of lawn with hedged boundaries and a gate giving access to the side.

The large rear garden has a feeling of privacy and enjoys a southerly aspect. It is mainly laid to lawn with hedged and fenced boundaries and a patio adjacent to the kitchen and rear lobby. At the bottom of the garden, there is a small woodland area with some dilapidated wood-built sheds.

Owner's Insight

The current owner has described the property as being situated on a lovely, quiet street, within close proximity of the local primary school. There is also great access to walks along the riverbank.

Viewings

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

Agents note

We are aware that part of the rear garden is in a surface water flood risk zone for further information please get in touch with the agent.

Tenure

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

Local Authority

North Yorkshire Council. Council tax band E.

Particulars and Photographs

Particulars prepared and photographs taken November 2024.

Pinedell, South Parade Croft On Tees, Darlington, DL2 2SP

Approximate Gross Internal Area
1367 sq ft - 127 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		83
(81-91) B		
(69-80) C	71	
(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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