

# RYELANDS PARK, EASINGTON, TS13 4PE



- ▲ Three-bedroom detached bungalow
- ▲ Fully refurbished in recent years
- ▲ Turn-key condition throughout
- ▲ Bright and airy accommodation

- ▲ Modern fitted kitchen and bathroom
- ▲ Large driveway with ample parking
- ▲ Sought-after residential estate
- ▲ Ideal for a range of buyers

**£315,000**

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Situated within the highly regarded Ryelands Park estate in Easington, this beautifully presented three-bedroom detached bungalow offers stylish, turn-key living, having been fully refurbished in recent years to a high standard.

The property occupies a generous plot with a large driveway providing ample off-street parking, in addition to a garage. Internally, the home is bright and airy throughout, with a well-balanced layout ideal for a range of buyers.

Accommodation briefly comprises a welcoming entrance, a spacious lounge filled with natural light, and a modern fitted kitchen finished to a contemporary standard. There are three well-proportioned bedrooms, all tastefully decorated, along with a sleek and modern family bathroom.

Externally, the property continues to impress with its well-maintained surroundings, offering both practicality and potential for further enhancement if desired.

Located on a desirable and quiet estate, Rylands Park is well placed for local amenities, transport links, and coastal attractions, making this an excellent opportunity for those seeking a ready-to-move-into home.

**GROUND FLOOR**

**ENTRANCE HALLWAY - 1.3m x 4.3m (4'3" x 14'1")**

**HALLWAY - 3.45m x 1.45m (11'4" x 4'9")**

**LIVING ROOM - 4.37m x 4.27m (14'4" x 14')**

**KITCHEN - 6.68m x 2.41m (21'11" x 7'11")**

**BEDROOM ONE - 3.94m x 2.8m (12'11" x 9'2")**

**BEDROOM TWO - 2.72m x 3.33m (8'11" x 10'11")**

**BEDROOM THREE - 2.4m x 2.7m (7'10" x 8'10")**

**BATHROOM - 1.88m x 2.41m (6'2" x 7'11")**

**TO VIEW: Tel: 01287 552280**  
10 Chaloner Street, Guisborough, TS14 6QD

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## **EXTERNALLY**

**GARAGE - 5.13m x 3.78m (16'10" x 12'5")**

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

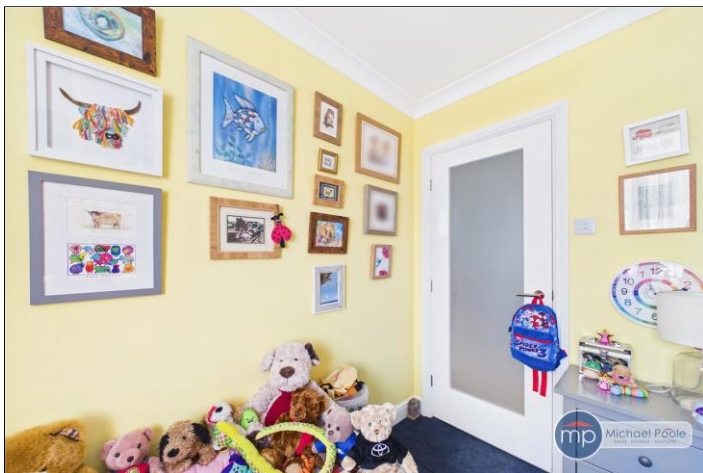
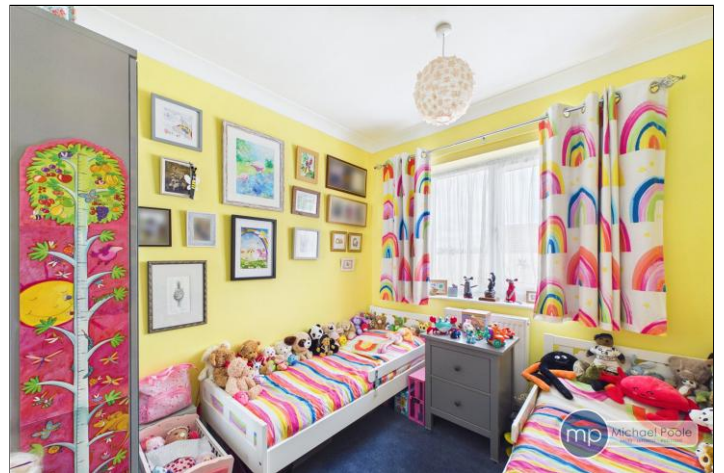
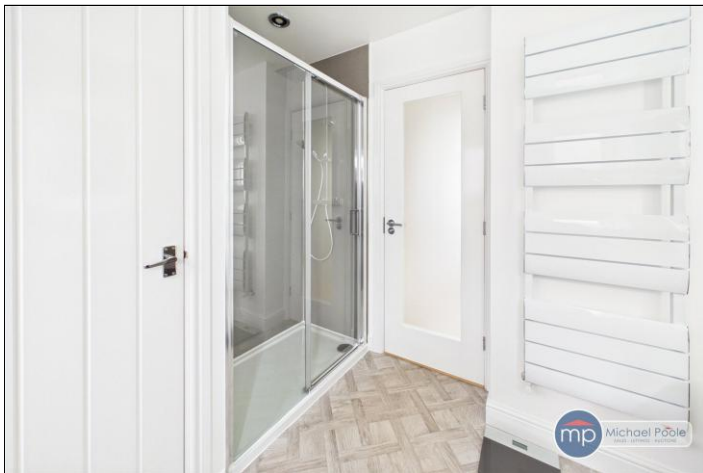
**AGENTS REF:** - JS/LS/GBH260092/29042026

**Council Tax Band:** D      **Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on  
Tel: **01287 552280**



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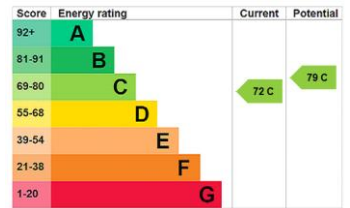


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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, 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.



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