



1 SEXHOW LANE COTTAGES, CARLTON GROVE, CARLTON-IN-CLEVELAND,
MIDDLESBROUGH, NORTH YORKSHIRE, TS9 7DU



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Occupying a delightful semi-rural position surrounded by open fields and enjoying views of the North York Moors, this three-bedroom semi-detached home offers spacious and well-proportioned accommodation throughout. With generous gardens, ample driveway parking, a detached garage and mature hedging providing privacy, the property presents an excellent opportunity for buyers looking to modernise and create a fantastic family home in a peaceful countryside setting.

- Three-bedroom semi-detached home
- Surrounded by open countryside
- Scope to modernise and extend
- Detached garage & ample parking
- Generous front & rear gardens
- EPC Rating D

OFFERS IN EXCESS OF £235,000

GET IN TOUCH

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DESCRIPTION

The property is entered via an entrance vestibule which leads into the welcoming hallway, where there are stairs rising to the first floor and a useful understairs storage cupboard. To the front of the property is a spacious living room featuring a fireplace as an attractive focal point, a large picture window allowing plenty of natural light to flood the room, and built-in storage cupboards.

To the rear, the dining room provides an excellent space for family meals and entertaining, benefiting from two windows overlooking the garden. From here, doors lead to both the kitchen and the ground floor bathroom.

The kitchen is fitted with a range of cream wall and base units complemented by wood-effect worktops and classic subway tile splashbacks. Integrated appliances include an electric oven, electric hob with extractor hood above, and a one-and-a-half bowl sink with drainer, while there is further space for a dishwasher and a tall fridge freezer. A door leads through to the utility room, which offers additional matching storage cupboards along with space for both a washing machine and tumble dryer. The utility room also provides access to the rear garden and a convenient ground floor WC fitted with a wash hand basin.

The ground floor bathroom comprises a bath, wash hand basin and useful built-in storage cupboards.

To the first floor are three bedrooms, including a generous master bedroom with fitted wardrobes, a further double bedroom and a comfortable single bedroom. Completing the accommodation is a shower room fitted with a shower enclosure, WC and wash hand basin.

Externally, the property enjoys generous gardens with the rear garden being mainly laid to lawn, while the front features two lawned areas bordered by mature trees and established hedging, creating a private and attractive setting. A detached single garage and substantial driveway provide off-street parking for numerous vehicles.

LOCATION

Occupying a pleasant semi-rural position just off the main road between Carlton-in-





Cleveland and Sexhow, the property enjoys an attractive countryside setting with open fields on its doorstep and far-reaching views towards the North York Moors. The nearby villages offer a welcoming community atmosphere, while the market town of Stokesley is only a short drive away, providing a wide range of independent shops, supermarkets, cafés, restaurants, schools and everyday amenities. The area is well placed for exploring the North York Moors National Park, with excellent walking, cycling and outdoor pursuits nearby, whilst convenient road links provide access to Middlesbrough, Northallerton and the A19 for commuting.

Charges

North Yorkshire Council Tax Band C.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

Tenure

The property is Freehold.

Viewings

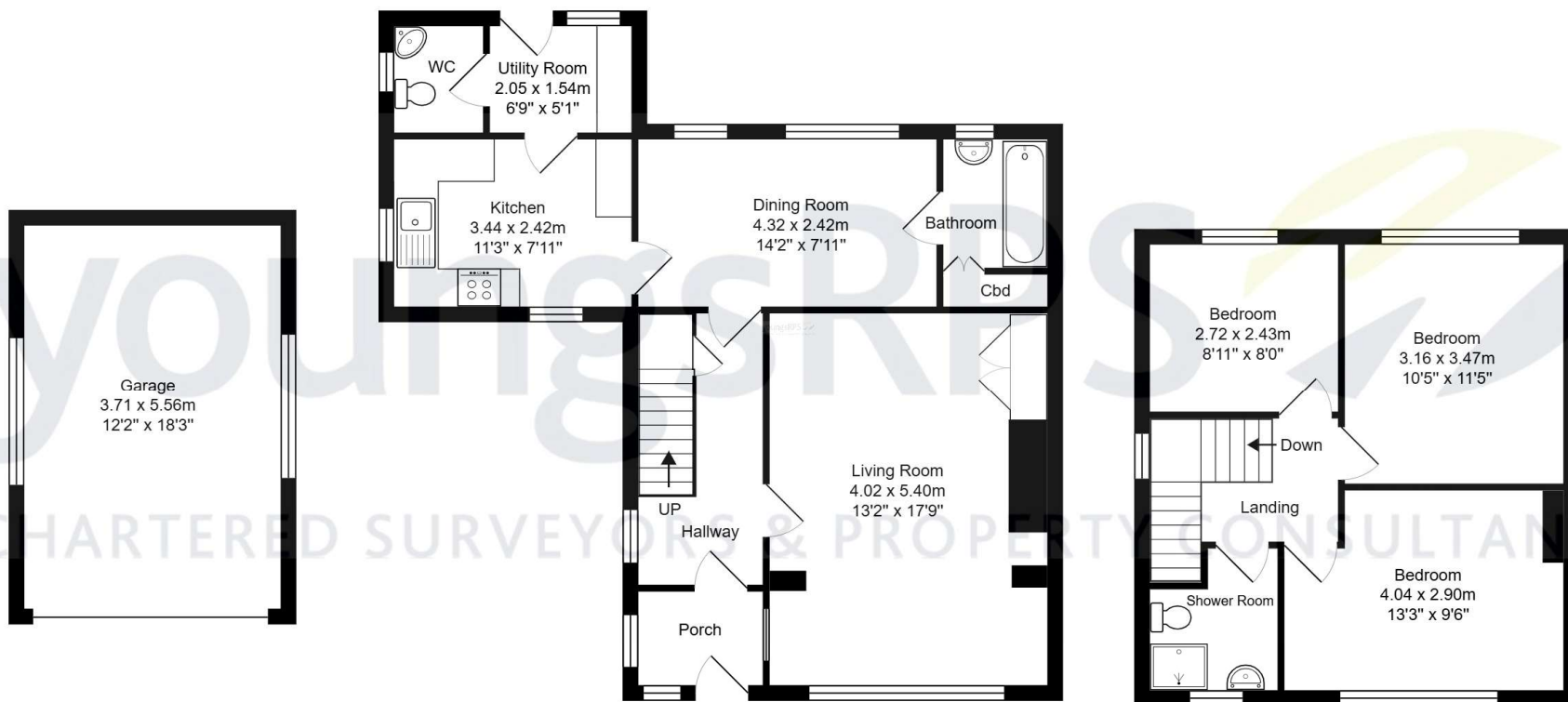
By appointment with the Agents. Please contact 01609 773004.

Agent's Notes

The property is currently served by a Septic Tank foul drainage system in conjunction with the adjoining cottage (No 2. Cottage). The vendor undertakes to disconnect No.2 Cottage from the current system within 12 months from the date of completion and install a new dedicated Package Treatment Plant to serve this property.

In accordance with General Binding Rules 2025, the purchaser should make their own enquiries in relation to ongoing use of the current Septic Tank system.

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.



All measurements are approximate and for display purposes only.

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