



## 9 William Street

New Skelton, TS12 2AG

**£85,000**



Recently Modernised to a high standard, this 3 bedroom property has ample curb appeal with modern grey windows and crisp render. Internally a log burning stove creates a cosy living room and a raised terrace adds sweeping views to the rear.



Greatly improved by the current owners, this mid terrace property offers spacious living accommodation with 3 bedrooms + Cellar as well as a roof top terrace with views over the surrounding area.

Log burner & 2 year old boiler combi boiler alongside recently installed double glazing will create a cosy home.

Tenure Details: Freehold

Council Tax Band: A

EPC Rating: D

### Entrance Hall 13'9" x 3'2" (4.21 x 0.99)

Carpeted, radiator, composite front door, central heating thermostat, smoke alarm, electric meter, fuse board.

### Lounge/ Dining 22'5" x 12'4" (6.85 x 3.77)

Carpeted, log burner, UPVC double glazed bay window, 2x radiators, virgin point, TV point, cupboard housing combi boiler (2 years old), door leading to basement.

### Kitchen 7'7" x 8'5" (2.32 x 2.59)

Range of wall base and drawer units, 1 + half sink & drainer, plumbed for washing machine, integrated electric oven + hob.

### Inner Hallway 2'8" x 6'6" (0.82 x 1.99)

UPVC double glazed door leading to the rear yard.

### Bathroom 3'10" x 7'8" (1.19 x 2.35)

Panel bath with electric shower over, toilet, pedestal wash hand basin, UPVC double glazed window.

### Landing 11'5" x 6'3" (3.49 x 1.92)

Carpeted, UPVC double glazed door leading to roof terrace, smoke alarm, ventilation system, storage cupboard.

### Bedroom 1 11'7" x 9'8" (3.54 x 2.97)

UPVC double glazed window, radiator.

### Bedroom 2 10'5" x 9'4" (3.18 x 2.86)

UPVC double glazed window, radiator.

### Bedroom 3 10'6" x 6'7" (3.21 x 2.02)

UPVC double glazed window, radiator.

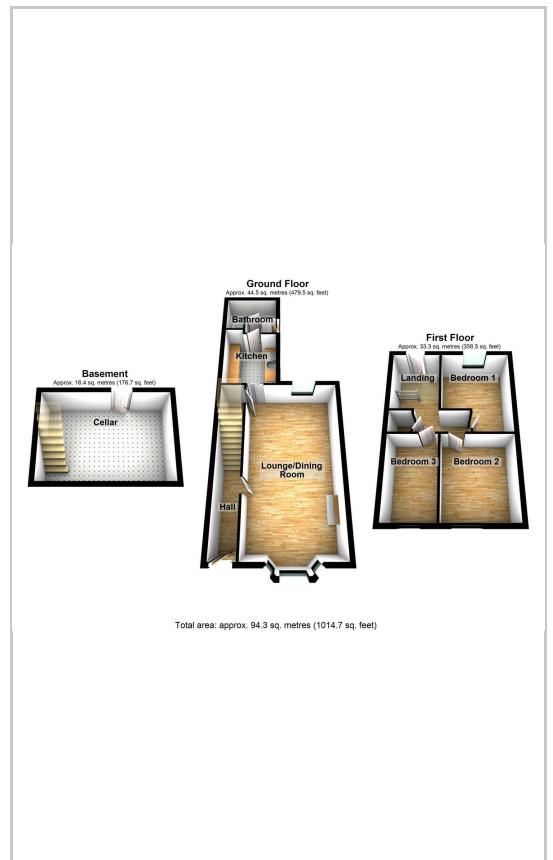
### Cellar 11'1" x 17'2" (3.38 x 5.24)

Radiator, UPVC double glazed door leading to yard.

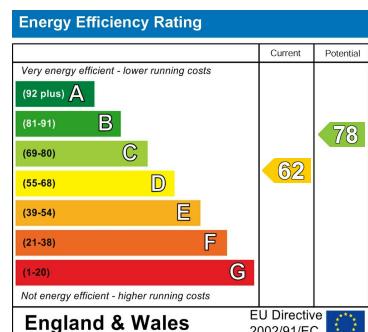
## Area Map



## Floor Plans



## Energy Efficiency Graph



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