



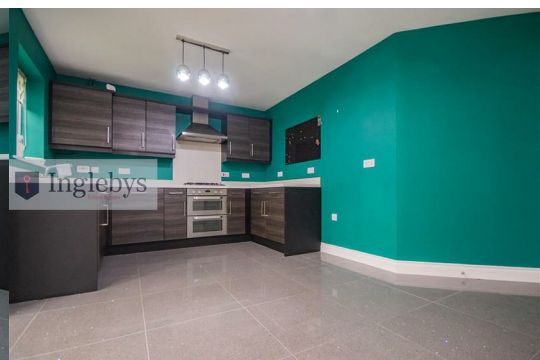
1 Bowes Court

Skelton-In-Cleveland, TS12 2GH

£249,500



A well-proportioned four-bedroom detached family home occupying a pleasant position on the popular Castle View development in Skelton, offering two reception rooms, a generous kitchen, enclosed rear garden, driveway and garage.



Situated within Bowes Court on the popular Castle View development in Skelton, this spacious four-bedroom detached home offers generous and versatile accommodation that should appeal particularly well to families looking for a modern property with plenty of living space.

Built by Bellway and occupying a pleasant position within the development, the property benefits from a well-balanced layout, enclosed rear garden, driveway and single garage.

The ground-floor accommodation is entered via a reception hallway and includes a separate dining room, providing a useful second reception space which could equally suit use as a home office, playroom or snug if preferred. One of the standout features of the property is the generously proportioned dual-aspect living room, which runs from the front to the rear of the house and enjoys plenty of natural light. French doors open directly onto the rear garden, while a multi-fuel stove provides an attractive focal point to the room. The kitchen is also a good size, offering a range of fitted units, worktop space and room for everyday dining, with further access onto the rear garden. A ground-floor WC completes the accommodation at this level.

To the first floor are four bedrooms. The principal bedroom is particularly generous and benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property has an enclosed rear garden incorporating artificial lawn and seating areas, providing a relatively low-maintenance outdoor space. A driveway provides off-street parking and access to the single garage to the rear of the property, which benefits from power and lighting.

Bowes Court forms part of the established Castle View development on the outskirts of Skelton-in-Cleveland. The village offers a wide range of everyday amenities including shops, supermarkets, schools, pubs and local services, while the surrounding area provides excellent access to countryside walks and the nearby Cleveland Way.

Saltburn-by-the-Sea is also only a short drive away, offering its popular beach, Victorian seafront, independent shops, cafés and railway station, while Guisborough and the wider Teesside area are readily accessible by road.

With four bedrooms, two reception rooms, a generous kitchen, enclosed garden, driveway and garage, the property offers a practical and well-rounded family home in a popular residential location.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-D.

EPC Rating: C-Rating.

Entrance Hall

Composite UPVC double glazed door to the front elevation. Stairs leading to the first floor. Vinyl flooring.

Living Room 15'9" x 10'9" (4.82m x 3.30m)

Dual aspect with UPVC double glazed window to the front & French doors to the rear. Log-burning stove. Vinyl flooring.

Dining Room 11'10" x 9'9" (3.63m x 2.99m)

UPVC double glazed window to the front aspect. Radiator. Vinyl flooring.

Kitchen & Breakfast Area 14'9" x 10'2" (4.52m x 3.10m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated double electric oven with gas hob. Extractor hood. Tiled floor. UPVC double glazed window to the rear aspect. UPVC double glazed French doors & side panels to the rear aspect. Access to Ground-Floor W/C.

Ground-Floor W/C 5'8" x 3'1" (1.75m x 0.94m)

Low-level W/C. Hand basin. UPVC double glazed frosted window to the rear aspect.

First Floor

Landing

2x Storage cupboards. Carpeted. UPVC double glazed window to the rear aspect.

Bedroom One 14'6" x 12'10" (4.42m x 3.93m)

UPVC double glazed window to the front aspect. Carpeted. Radiator. Access to En-Suite.

Bedroom One En-Suite 6'0" x 3'6" (1.83m x 1.09m)

Walk-in shower cubicle. Low-level W/C. Pedestal hand basin. UPVC double glazed frosted window to the front aspect. Chrome heated towel rail. Vinyl flooring.

Bedroom Two 11'7" x 11'3" (3.55m x 3.45m)

Carpeted. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three 11'3" x 7'8" (3.43m x 2.34m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Four 9'3" x 7'10" (2.82m x 2.39m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Family Bathroom 6'5" x 5'6" (1.98m x 1.68m)

Panel bath with shower above. Pedestal hand basin. Low-level W/C. UPVC double glazed frosted window to the front aspect.

External

Rear Elevation

An enclosed, low-maintenance garden with artificial turf. Gated access to the rear, leading to a single garage & driveway.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

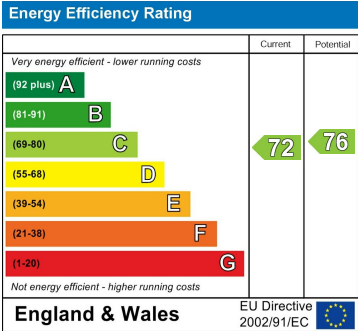
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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