Inglebys
Estate Agents



26 Greenside View

Boosbeck, TS12 3FE

£269,950

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Occupying a desirable position on the popular Greenside View development in the village of Boosbeck, this well-proportioned four-bedroom detached family home offers spacious, versatile living accommodation ideally suited to modern family life. Presented to a high standard throughout, this home benefits from generous room sizes across two floors, including a bright reception space, a bespoke kitchen and four comfortable bedrooms.

Externally the home enjoys off street parking, a garage and a private rear garden, while taking advantage of attractive open views in a peaceful semi-rural setting.

Conveniently placed for local village amenities, schools and road links into Guisborough, Skelton , Saltburn by the Sea and the wider North Yorkshire area.

Early viewing is highly recommended to fully appreciate the space, standard of presentation and location on offer.







Tenure Details: Freehold

Council Tax Band: D

EPC Rating: C

Entrance Porch 6'2" x 3'2" (1.89 x 0.98)
uPVC entrance door.
Shelving units.
Door to the inner hallway.
Oak effect LVT flooring.

Hallway 6'2" x 14'3" (1.89 x 4.36)
Radiator.
Staircase to the first floor.
Oak effect LVT flooring.

Cloaks/WC 3'2" x 4'5" (0.97 x 1.35)
Low level WC.
Wash hand basin.
Half tile walls.
Wood effect laminate flooring.
Radiator.

Living Room 14'6" x 12'7" (4.43 x 3.86)
Double glazed patio doors, opening to the Conservatory.
Radiator.

Dining Room 9'1" x 8'5" (2.78 x 2.59)
Double glazed bay window to the front aspect.
Fitted shelving.

Kitchen 9'1" x 18'8" (2.79 x 5.71)
Two double glazed windows to the side aspect.
Bespoke wall and base units with marble effect roll top work surfaces and copper handles.
Black composite sink with copper mixer tap.
Plumbing for a washing machine.
Integrated single electric oven.
Overhead extractor hood.
Oak effect LVT flooring.
uPVC door to the side external.

Conservatory 14'6" x 12'7" (4.43 x 3.86)
Double glazed throughout.
Electric power points.
Wood effect roll top work surfaces.
Double glazed French doors to the rear garden.

First Floor Landing
Loft access hatch.

Bedroom One 11'6" x 12'0" increasing to 15'5" (3.53 x 3.66 increasing to 4.72)
Three double glazed windows to the front aspect.
Radiator.

En Suite 8'5" x 12'5" (2.59 x 3.79)
Double glazed, frosted window.
Large glazed shower enclosure.
Low level WC.
Wash hand basin.

Bedroom Two 8'5" x 12'5" (2.59 x 3.79)
Double glazed window.
Radiator.

Bedroom Three 10'6" x 8'5" (3.22 x 2.58)
Double glazed window. Radiator.

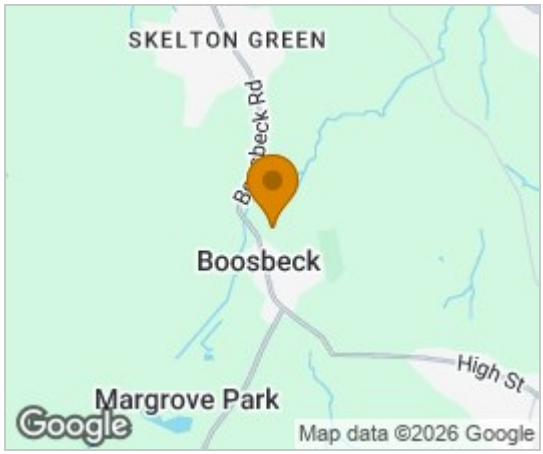
Bedroom Four 10'0" x 7'9" (3.06 x 2.38)
Double glazed window.
Radiator.

Family Bathroom 6'2" x 7'4" (1.88 x 2.24)
Double glazed, frosted window to the rear aspect.
A modern, three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with dual taps.
Half tiled walls.
Tile effect flooring.

Garage 8'4" x 17'6" (2.55 x 5.34)
Integrated garage with up and over door.

External
The wrap around gardens to the rear of the property are mainly laid to lawn, with a paved patio to the side.
The front driveway provides off street parking for several vehicles.

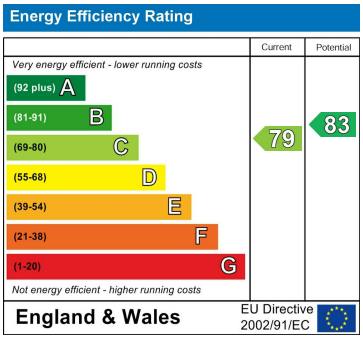
Area Map



Floor Plans



Energy Efficiency Graph



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