GowlandWhite




# Glendale, Hutton Rudby, TS15 0DP

Located at the entrance of a cul-de-sac in the charming village of Hutton Rudby, this well presented three bedroom detached bungalow offers spacious and comfortable living.

The property features a hallway leading into an L-shaped lounge and dining area, complete with a cosy feature fireplace. The fitted kitchen offers plenty of storage and includes a double oven and hob, while a separate utility room provides useful extra space, laundry facilities, and a convenient second toilet.

All three bedrooms are comfortable doubles, served by a modern, easy-access shower room.

The bungalow benefits from gas central heating (new boiler installed in 2021), double glazing throughout, and a recently retiled roof (2023), offering peace of mind for years to come.

The surrounding gardens are well kept and manageable, with lawns to the front and side, and a private rear garden. A block paved driveway leads to a detached garage with an electric remote controlled door. There is also secure gated parking at the rear of the property which is ideal for a caravan or motorhome.

Hutton Rudby is a highly regarded village with everything you need close by, including a shop, post office, GP surgery, pubs, a primary school, and a village hall that hosts regular community events. Surrounded by beautiful countryside, it is just over four miles from the market town of Stokesley, and within easy reach of Yarm and major road links, making travel simple and convenient.

Offers Over £300,000

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HALL

LOUNGE AREA
19'4" x 10' (5.89m x 3.05m )

KITCHEN
10'3" x 10'3" (3.12m x 3.12m)

UTILITY ROOM
8' x 7'11" (2.44m x 2.41m)

DOWNSTAIRS WC
3'11" x 3'2" (1.19m x 0.97m)

HALL

BEDROOM ONE
12'9" x 10' (3.89m x 3.05m )

BEDROOM TWO
10'4" x 9'7" (3.15m x 2.92m)

BEDROOM THREE
10' x 9'3" (3.05m x 2.82m)

SHOWER ROOM/WC
8'7" x 5'5" (2.62m x 1.65m)

AML PROCEDURE
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.











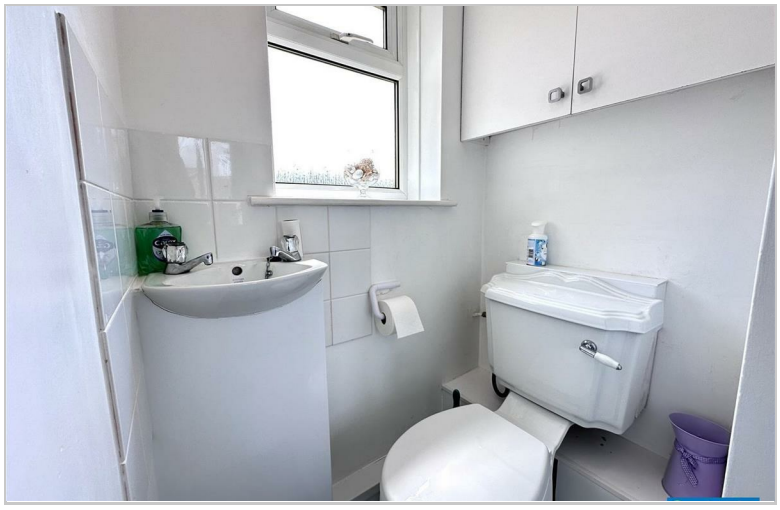










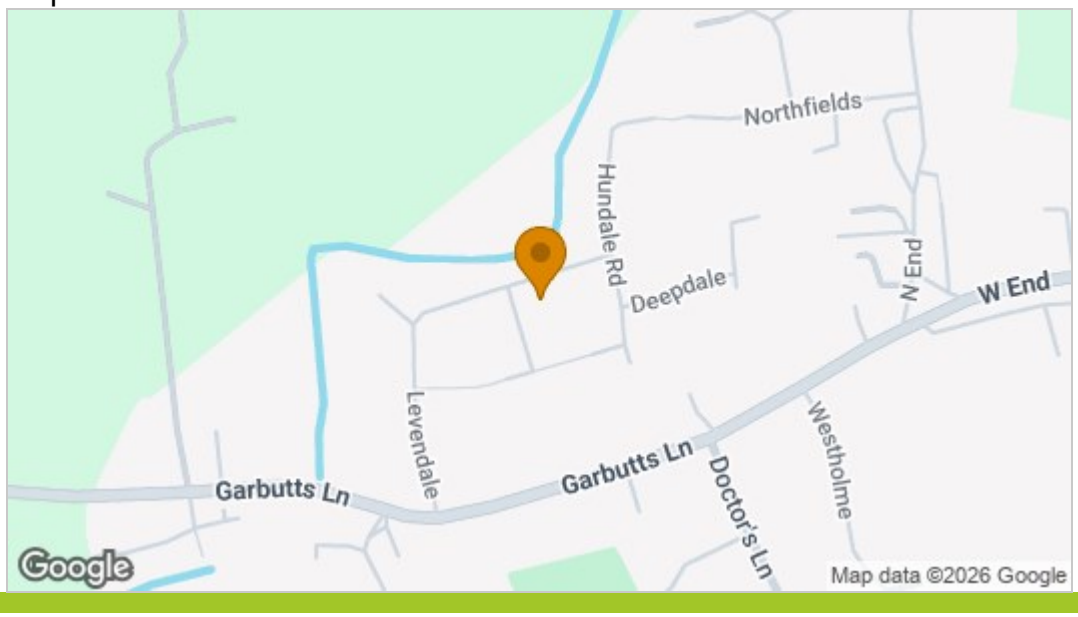




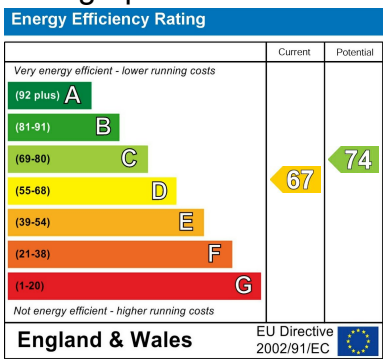




## Map




## EPC graph




## Floor Plan




VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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