



# Inglebys

Estate Agents



## 11 Patterdale Road

Skelton-in-Cleveland, TS12 2FU

**£255,000**



An Exceptional Show Home Standard Four Bedroom Detached Residence on the Popular Castlegate Development, Skelton. Built to Bellway's Mercer Design, with Numerous Upgrades, A Fabulous Family Home



Completed in 2022, and with a remaining N.H.B.C warranty, the property is located on the Popular Bellway Castlegate Development's First Phase. Having been purchased 'off-plan' by its current owners, the property has been upgraded from the original specification with over £15,000 worth of extra's, and provides modern and airy family accommodation. The property has open aspects to front elevation elevation over looking the pond.

The property is Gas Central Heated, and Double Glazed Throughout, along with the excellent insulation provided means the property has an EPC rating of Band B, making it a very economical and cost effective proposition.

Offering generous family accommodation across two floors, with lounge, open plan kitchen/diner, utility, and cloakroom to the ground floor, and four bedrooms and family bathroom to the first floor. Externally, a large enclosed rear garden, integral garage and driveway for two cars. Early viewing is advised.

Located just off Bowland Road, Patterdale Gardens, is close to all local amenities, and transport routes to Teesside, Saltburn, and Guisborough, and is within east driving distance of both the Coast and North York Moors

**Entrance Hall**

Laminate Flooring, radiatoe, stairs to First Floor

**Living Room 14'5" x 10'8" (max) (4.4m x 3.27m (max))**

uPVC window to the front aspect, double radiator, large understairs storage cupboard, laminate flooring

**Dining Area 10'11" x 8'1" (3.34m x 2.48m)**

French Doors to rear garden, radiator, laminate flooring.

**Kitchen 10'9" x 9'2" (3.28m x 2.8m)**

Range of grey gloss wall, base and drawer units, laminated work top, stainless steel sink with mixer tap, integrated fridge freezer and dish washer, electric eye-level oven and microwave, gas hob. plinth lights, laminate flooring uPVC double glazed window.

**Utility Room 6'9" x 5'9" (2.07m x 1.76m)**

Range of grey gloss units, laminate worktop, plumbing for washing machine, wall mounted boiler, laminate flooring, uPVC door to the rear yard, radiator

**Cloakroom 6'9" x 4'8" (2.07m x 1.43m)**

Partially tiled with white suite, chrome towel rail, laminate flooring

**First Floor**

**Landing Area**

Airing cupboard. Hatch giving access to the loft space

**Principal Bedroom 14'4" x 9'11" (4.38m x 3.04m)**

uPVC window to the front aspect, single radiator, mirrored sliding door wardrobes, carpet

**En-suite 8'2" x 5'3" (2.51m x 1.61m)**

uPVC window to the front aspect, partially tiled, white suite with glazed shower enclosure, chrome towel rail.

**Bedroom Two 13'10" x 10'8" (4.23m x 3.27m)**

uPVC window to the front aspect, radiator, over-stairs storage cupboard, wood effect sliding door wardrobes, carpet

**Bedroom Three 11'2" x 9'10" (3.41m x 3.01m)**

uPVC window to the rear aspect, radiator, built in wardrobe, carpet

**Bedroom Four 11'8" x 7'1" (3.56m x 2.16m)**

uPVC window to the rear, radiator, carpet

**Family Bathroom 8'0" x 6'9" (2.46m x 2.08m)**

Partially tiled, uPVC window to the rear aspect, white suite with shower over panel bath, glazed screen, chrome towel rail, laminate flooring

**Externally**

**Front**

Driveway providing parking for two cars

**Integral Garage 19'8" x 9'8" (6.00m x 2.96m)**

**Enclosed Rear Garden**

Laid to lawn

**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.

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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

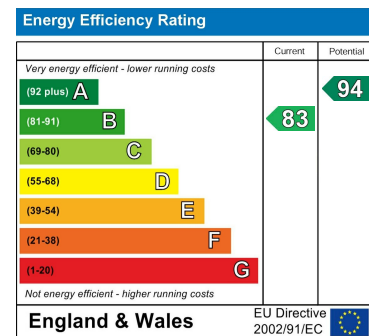
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com