



**West Green  
Stokesley  
Middlesbrough  
North Yorkshire  
TS9**

**Offers In Excess Of £278,000**

**bettermove** 

# West Green Middlesbrough

Bettermove are proud to present this 3 bedroom terraced house in Stokesley, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

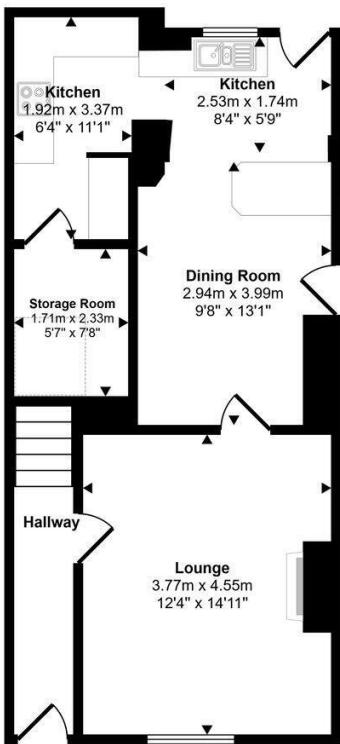
The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 and the family bathroom. The second floor consists of the 3rd bedroom which includes an on-suite and the dressing area. The exterior boasts a private rear garden, perfect for enjoying the summer months.

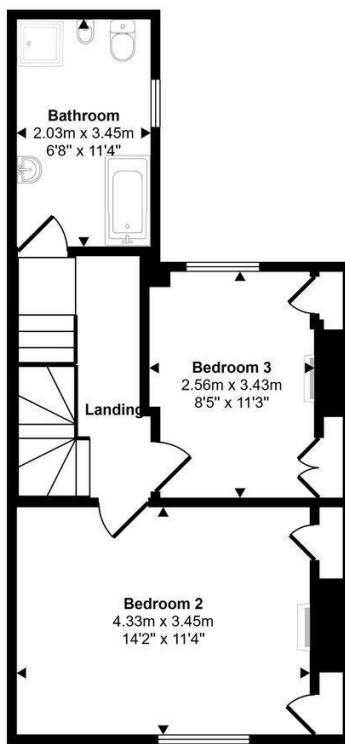
Located in the popular town of Stokesley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Great Ayton train station (4.2 miles), various bus routes and the A172.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

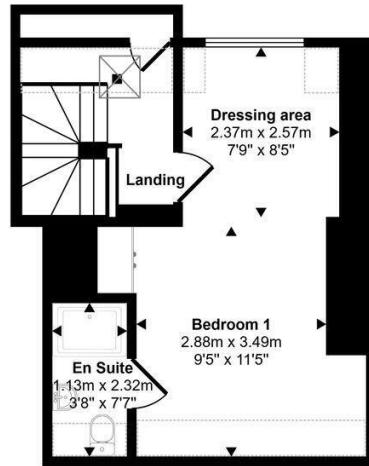




Ground Floor  
Approx 52 sq m / 564 sq ft



First Floor  
Approx 42 sq m / 454 sq ft



Second Floor  
Approx 32 sq m / 345 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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