



**Westholme, Hutton Rudby, TS15 0EA**  
**4 Bed - House**  
**£695,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: F**



**SMITH &  
FRIENDS**  
ESTATE AGENTS



# Westholme

## Hutton Rudby Yarm TS15 0EA

\*\*\* NO CHAIN SALE \*\*\*

\*\*\* SOUTH FACING GARDEN \*\*\*

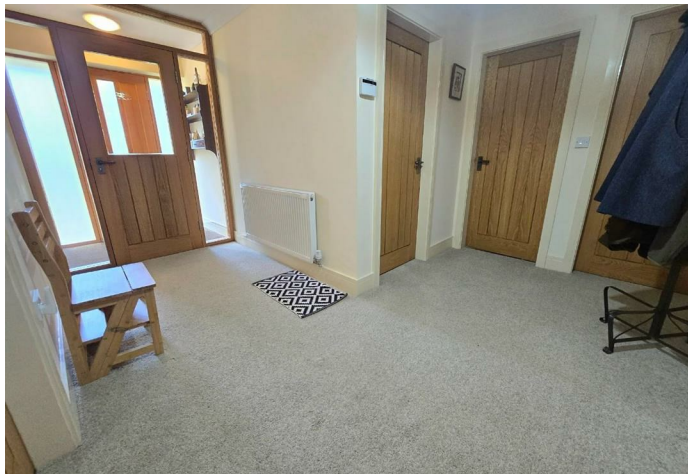
NEW TO THE MARKET, Rare Four Bedroom Detached Family Home, positioned at the end of a private cul-de-sac within the highly sought after village of Hutton Rudby, North Yorkshire. Recently renovated in 2017, the property sits within a generous 0.5 acre plot, with owned outright solar panels.

The property consists of an entrance porch leading into a spacious entrance hallway, the west wing of the property has Three Double Bedrooms, (One Bedroom currently used as an Office), Two further Bedrooms with Built in Wardrobes and an modern En-Suite Shower Room in bedroom Two. Off the Hallway is a Four Piece Family Bathroom, large Dining Room with Double Doors into the Living Room .

The rear of the property has a beautiful Sunroom with French Doors to the rear garden. Off the Dining Room is a Lovely Contemporary Kitchen with Breakfast Bar, leading to a Separate Utility Room and off the Kitchen is Master Bedroom with Built-In Wardrobes, Dressing Area and En-Suite Shower Room.

Externally, the property offers stunning landscaped gardens front and rear, with a double detached garage with loft storage and ample of off-street parking for up to 8 cars. This property is a must to view and appreciate its uniqueness.

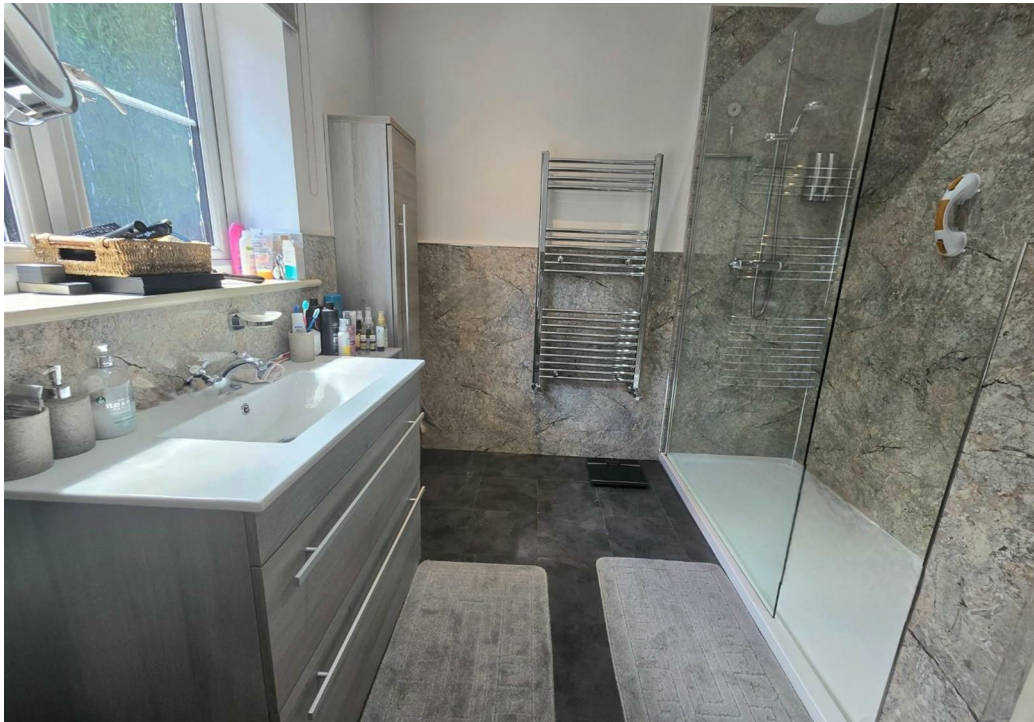
For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



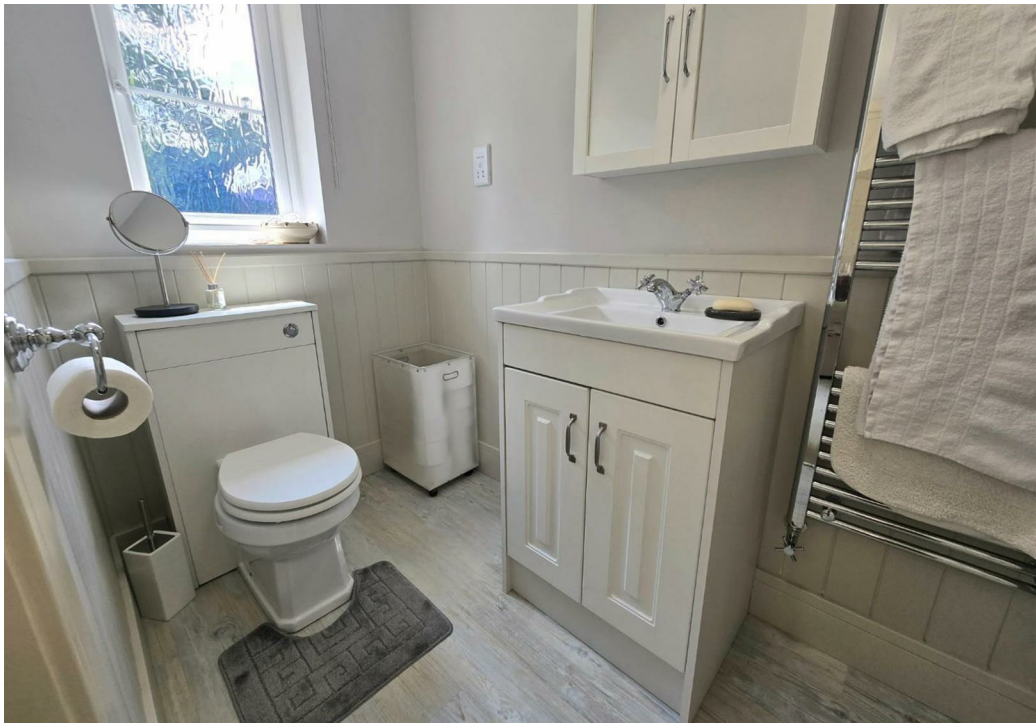
















### **Entry Porch**

5'4" x 3'2" (1.64m x 0.97m)

### **Entrance Hallway**

5'3" x 13'3" (1.62m x 4.04m)

### **Living Room**

19'11" x 13'2" (6.09m x 4.03m)

### **Dining Room**

19'11" x 13'4" (6.09m x 4.07m)

### **Sunroom**

18'0" x 8'9" (5.51m x 2.68m)

### **Kitchen / Breakfast Room**

9'9" x 16'9" (2.99m x 5.11m)

### **Utility Room**

9'9" x 9'5" (2.98m x 2.89m)

### **Bedroom 1**

### **En-Suite**

### **Bedroom 2**

11'7" x 12'11" (3.55m x 3.96m)

### **En-Suite**

4'3" x 10'0" (1.32m x 3.05m)

### **Bedroom 3**

9'1" x 13'6" (2.77m x 4.13m)

### **Bedroom 4**

7'7" x 9'10" (2.33m x 3.02m)

### **Family Bathroom**

5'11" x 9'10" (1.82m x 3.00m)

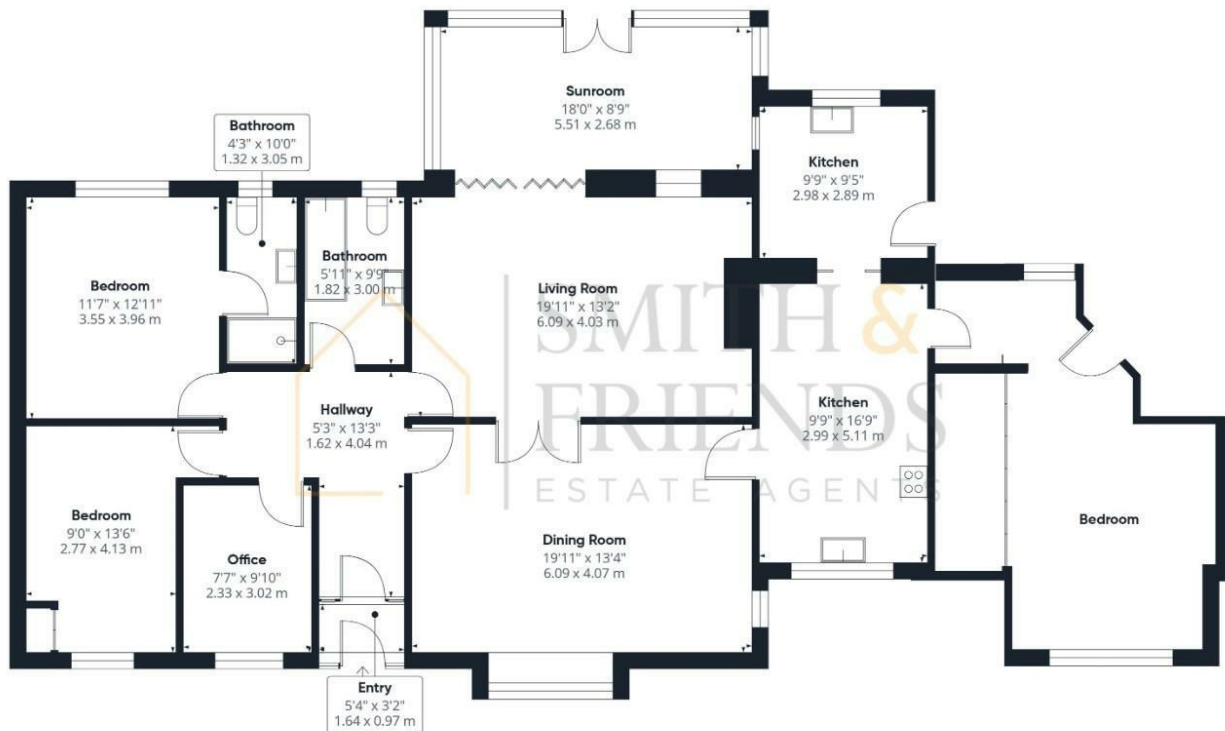
### **DOUBLE DETACHED GARAGE**











Approximate total area<sup>m</sup>  
1550 ft<sup>2</sup>  
144 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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