



Woodside, Wynyard, TS22 5SJ

This spacious three bedroom detached home is located in a cul de sac and offers generous family accommodation in a prime and highly sought after location. Originally built by Bellway Homes, the property enjoys a great position overlooking peaceful woodland to the front, while being just a short stroll from the village's excellent amenities.

One of the standout features is the impressive full width lounge located at the rear of the property, featuring a gas fireplace and twin sets of French doors that open out onto a wall enclosed garden with patio and lawned areas. The kitchen is fitted with integrated oven and hob and sits adjacent to a separate dining room. A ground floor WC complete the downstairs layout.

Upstairs, the spacious master bedroom is enhanced by a bay window and benefits from a private en-suite shower room. Two further double bedrooms offer excellent space for family or guests and are served by a well-appointed family bathroom.

To the rear of the property, a single garage offer convenience.

The location offers superb connectivity via the A19, allowing for quick and convenient travel to Middlesbrough, Durham, Sunderland, along with several other major locations in the area. The spectacular North York Moors and Cleveland Hills are just a short drive away.

£300,000

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HALL

LOUNGE

21'6" x 15'6" (6.55m x 4.72m)

KITCHEN

11'5" x 10'5" (3.48m x 3.18m)

DINING ROOM

18'5" x 10'10" (5.61m x 3.30m)

DOWNSTAIRS WC

5'9" x 2'9" (1.75m x 0.84m)

LANDING

BEDROOM 1

15'9" x 11'7" (4.80m x 3.53m)

ENSUITE

7'3" x 5'6" (2.21m x 1.68m)

BEDROOM 2

14'10" x 10'9" (4.52m x 3.28m)

BEDROOM 3

11'6" x 10' (3.51m x 3.05m)

BATHROOM

7'4" x 5'6" (2.24m x 1.68m)

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.

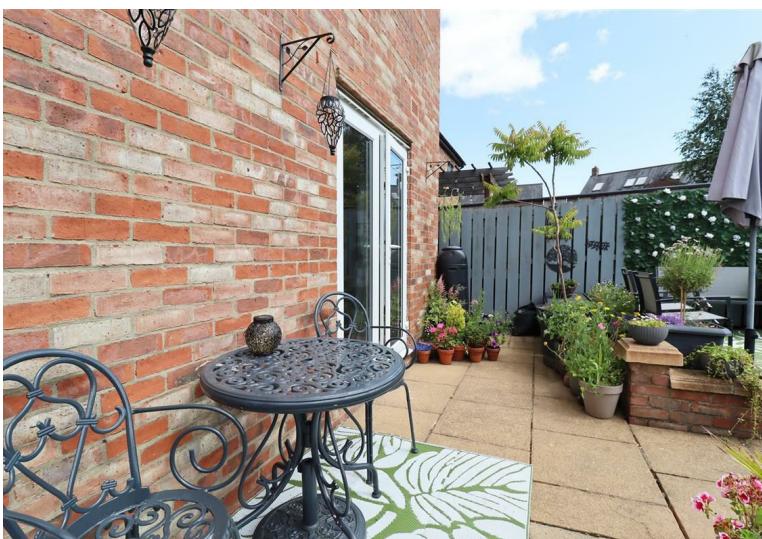
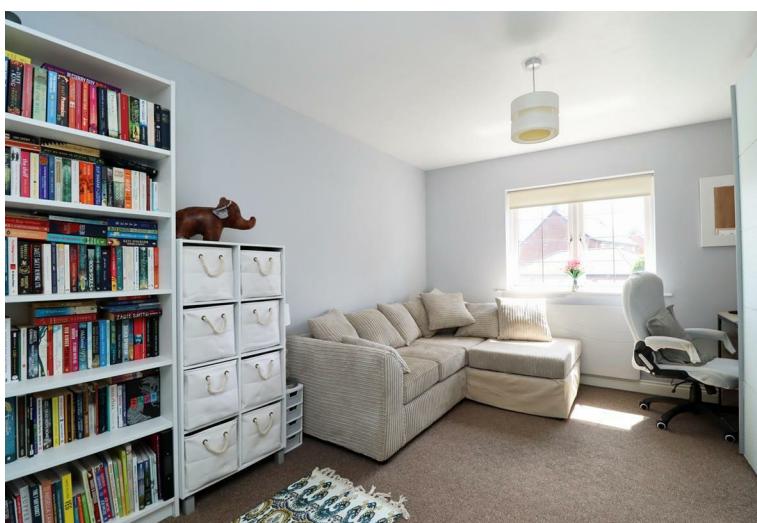
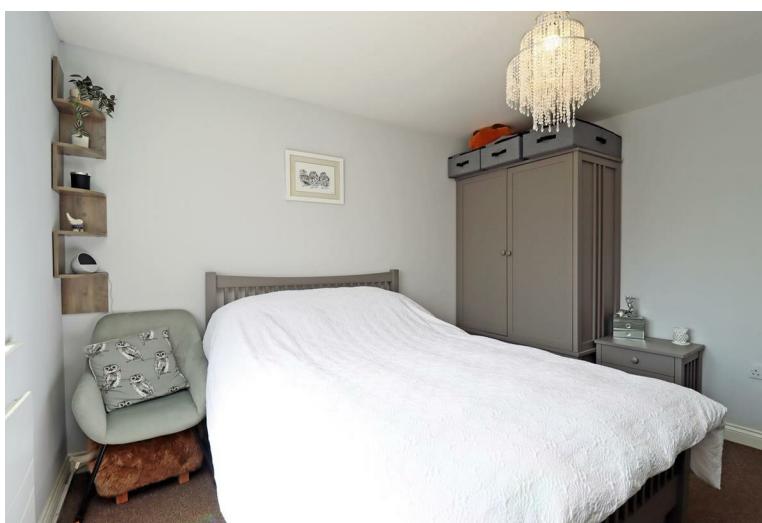
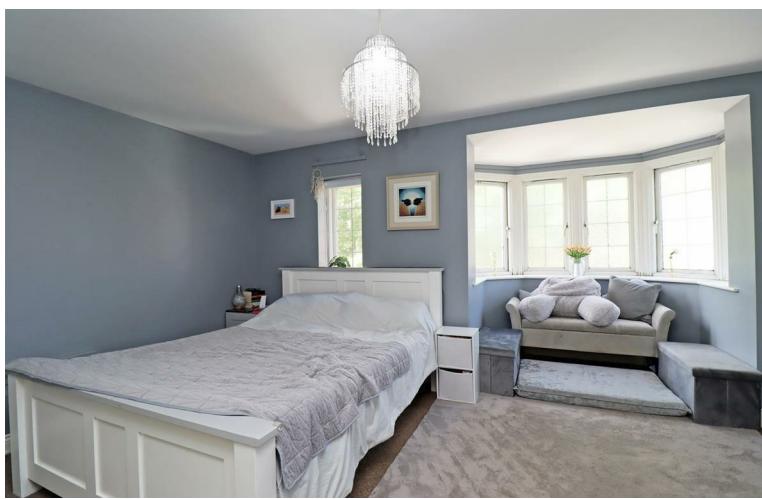


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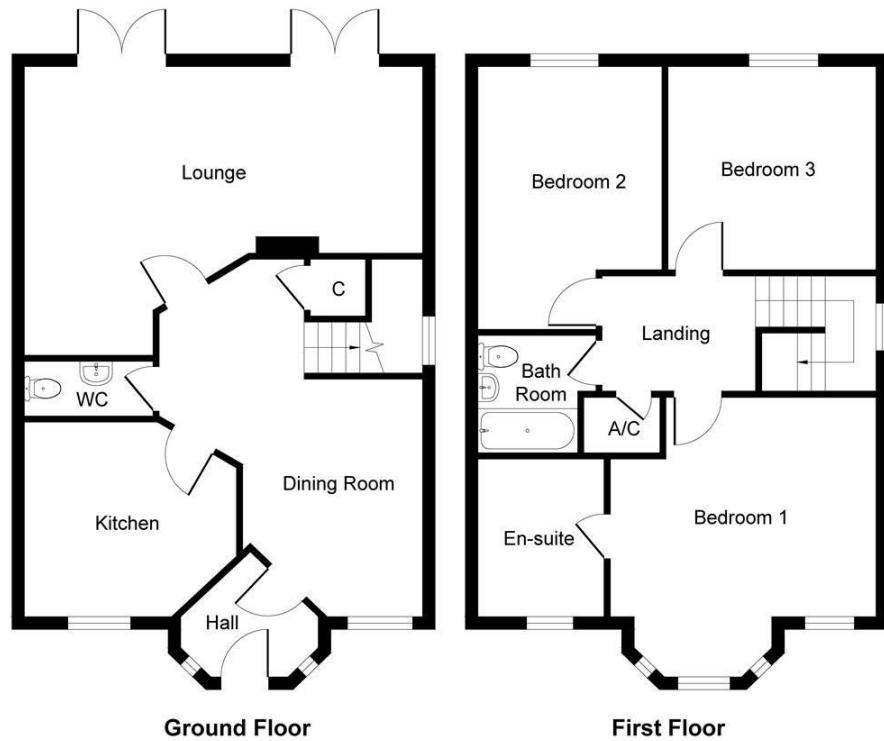


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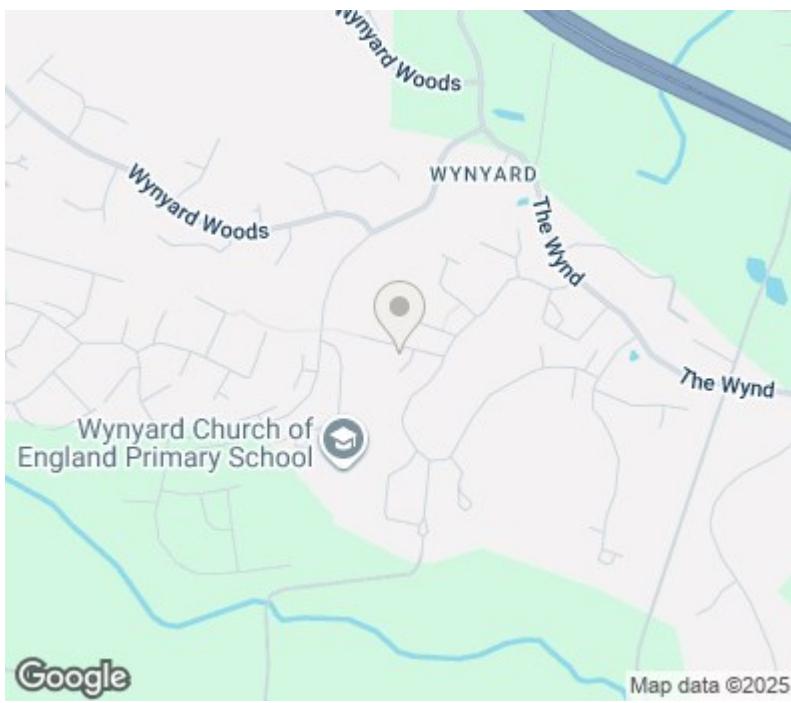


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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