



Nestled in the sought-after York Road area of Middlesbrough, this traditional three-bedroom semi-detached home offers spacious and versatile living, perfect for families or those looking to upsize.

The property boasts a bright and airy interior throughout. On the ground floor, you'll find a modern open-plan kitchen and dining room, ideal for entertaining or family mealtimes, along with a separate utility room.

Upstairs, there are three generously sized bedrooms, each offering comfortable living space, alongside a well-appointed family bathroom. The partially boarded loft provides additional storage options.

Outside, the home benefits from a private, enclosed rear garden which is not particularly overlooked, offering a quiet retreat and plenty of room for children to play or for outdoor entertaining. There is also a driveway and a detached garage, providing ample off-street parking.

Located in a popular residential area, the property is within easy reach of excellent local amenities, well-regarded schools, and good transport links, making it an ideal home for families and professionals alike.

**York Road, Middlesbrough, TS5 6LJ**

**3 Bed - House - Semi-Detached**

**£140,000**

**EPC Rating: D**

**Council Tax Band: B**

**Tenure: Freehold**



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**York Road, Middlesbrough, TS5 6LJ**



**Entrance Hall**

**Lounge**

**17'1" x 12'2" (5.21m x 3.72m )**

**Kitchen/ Dining Room**

**18'7" x 10'0" (5.67m x 3.05m )**

**Utility Room**

**7'7" x 4'5" (2.33m x 1.37m)**

**Downstairs Shower Room**

**7'6" x 4'5" (2.30m x 1.37m )**

**First Floor Landing**

**Bedroom 1**

**11'3" x 10'7" (3.43m x 3.23m)**

**Bedroom 2**

**10'0" x 11'6" (3.06m x 3.51m)**

**Bedroom 3**

**7'9" x 8'2" (2.37m x 2.50m )**

**Bathroom**

**6'9" x 5'5" (2.06m x 1.67m )**

**Outside**

**Rear Garden**

**Drive and Garage**

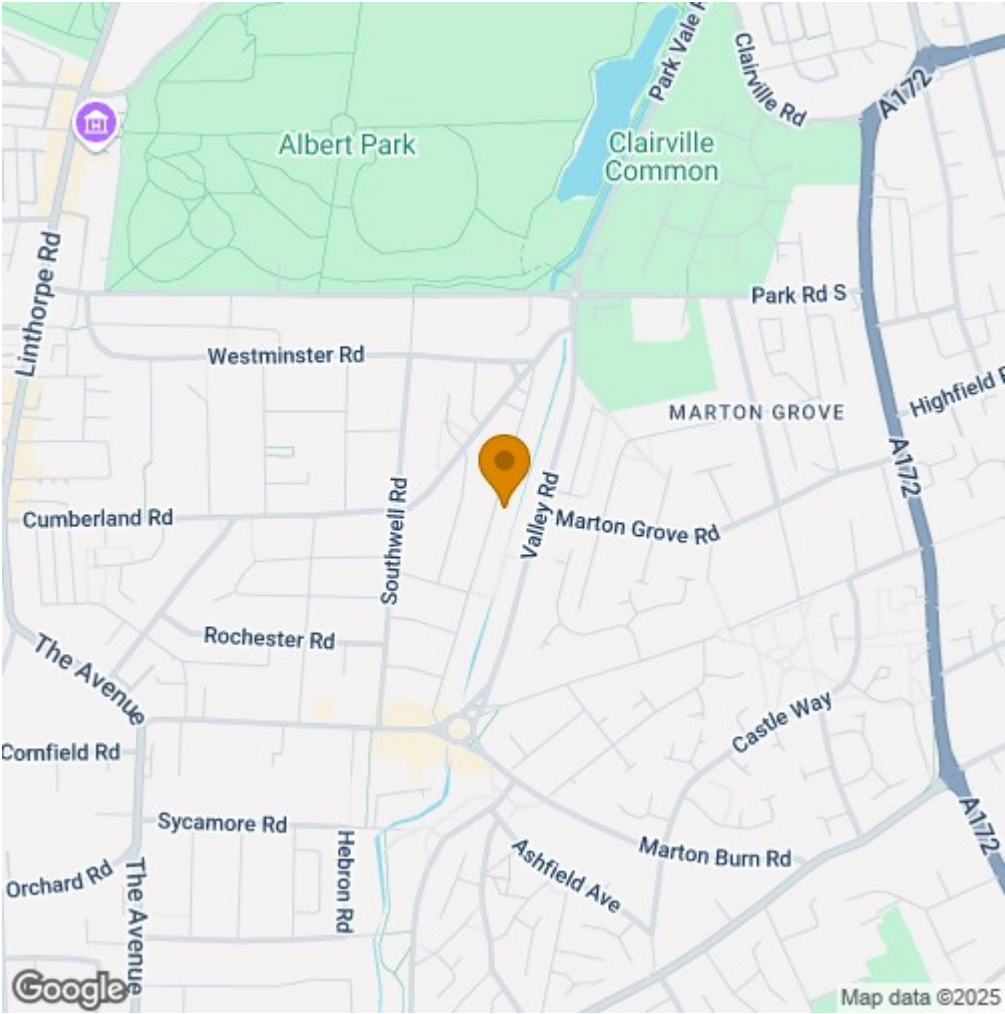




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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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