



## Whiteside Bank

### Riding Mill

- Detached Bungalow
- Three Bedrooms
- Woodland and Gardens
- Immaculately Presented
- Village Location

**£ 450,000**

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# Whiteside Bank

## Riding Mill

Situated on an elevated plot within the quaint and desirable village of Riding Mill is this immaculately presented three-bedroom detached bungalow. The property, which offers modern and versatile accommodation provides three well proportioned bedrooms, a spacious bathroom, an open plan family room with kitchen, useful utility room and a separate WC. The kitchen is fitted with wall, base and floor units, with integrated appliances. The open aspect into the family area incorporates access into the utility room, WC and patio doors onto the rear gardens.

Externally, the property sits in a substantial plot comprising of immaculate lawn, wild flower gardens, mature shrubs, multiple seating areas and a large slice of woodland with pretty pathways through the trees providing a peaceful and tranquil retreat, surrounded by nature. The property has a garage, part of the garage has been used as the utility and WC, still with ample space for a smaller vehicle and storage. The driveway has space for multiple vehicles offering safe and secure off-street parking.

This wonderful home is ready to move into and will suit those seeking a peaceful and quiet lifestyle, without compromising on quality, all within a short distance to an array of local amenities.

### Internal Room Dimensions

Lounge: 19'09 x 11'11 (6.02m x 3.63m)

Kitchen: 18'03 x 9'11 (5.56m x 3.02m)

Bedroom: 15'0 x 13'09 (4.57m x 4.19m)

Bedroom: 11'11 x 13'08 (3.63m x 4.17m)

Bedroom: 9'09 x 7'11 (2.97m x 2.41m)

Utility: 5'11 x 8'10 (1.80m x 2.69m)

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: GSH

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Large block paved driveway

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

COUNCIL TAX BAND: E

EPC RATING: D

HX00006271.KW.LB.19.06.2024.V.1



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