



## Strawgate Lane, Stapleton, Darlington £775 Per Month

A superb opportunity has arisen to rent a three bed roomed semi detached property occupying an idyllic setting on Strawgate Lane within the highly desirable village of Stapleton. Vantage Point offers stunning views overlooking open countryside and the Cleveland Hills beyond. In brief this beautiful residence is comprised of a most welcoming entrance hallway, a beautifully appointed lounge, a kitchen / dining room, utility room, three bedrooms and a family bathroom. Externally to the front of the property there is a spacious driveway with off road car parking for several cars, a garden which is laid to lawn and complimented with a variety of mature plants and shrubs and a single garage with up an over door. There is also an area to the front of the property which provides additional car parking. To the side of the property there is a further large garden laid to lawn and complimented with a variety of mature plants. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# Strawgate Lane, Stapleton, Darlington

## General Remarks

An outstanding opportunity has arisen to rent a beautifully presented three bed roomed semi detached residence situated in an idyllic setting on Strawgate Lane within the highly desirable village of Stapleton in North Yorkshire  
Oil Fired Central Heating  
Double Glazed windows throughout  
Council Tax band C

## Location

Vantage Point is situated in an idyllic setting on Strawgate Lane within the highly desirable village of Stapleton in North Yorkshire. The property enjoys fine panoramic views across overlooking stunning open countryside across to the Cleveland and Hambleton Hills in the East. The Village is home to the popular Bridge Inn public House and eatery. A wider range of amenities can be found in Darlington which is situated four miles away. The Village is located approximately 10 miles North of the Historic Market Town of Richmond and 15 miles from Northallerton. The property is situated within the catchment area for first class local Schools including Barton Primary School, Richmond Comprehensive School and Carmel Catholic School in Darlington. Darlington's East Coast Main Line railway provides easy commuting to both Newcastle and York with London Kings Cross accessible within two and a half hours. International air travel is available from both Newcastle and Teesside Airports.

## Entrance Hallway

The property is entered through a UPVC double glazed door to the side elevation of the property leading into a welcoming entrance hallway. The hallway is warmed by a central heating radiator and benefits from a cupboard providing useful storage.

## Living Room

15'1" x 17'1"

The living room is warmed by a central heating radiator and offers fine views overlooking the front garden and open countryside beyond. Warmed by a central heating radiator and benefiting from a UPVC double glazed window and a feature fire place.

## Kitchen / Dining Room

The kitchen / dining room is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen is warmed by a central heating radiator and benefits from vinyl flooring and plumbing for an automatic washing machine. A door leads in to the pantry with a further door leading into the integral garage.

## First Floor Landing

A staircase leads to the first floor landing.

## Bedroom One

11'0" x 10'4"

A double bedroom with a double glazed window overlooking the front garden and beautiful open countryside views beyond. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from built in wardrobes providing useful storage.

## Bedroom Two

12'3" x 10'3"

With a double glazed window overlooking the rear of the property a further double bedroom warmed by a central heating radiator and decorated in neutral tones.

## Bedroom Three

7'10" x 6'4"

A single bedroom with a double glazed window overlooking the front of the property. Warmed by a central heating radiator and decorated in neutral tones.

## Bathroom

The bathroom has a UPVC double glazed window overlooking the rear elevation of the property and is fitted with a modern suite comprising of a panelled bath with over head electric shower, a wash hand basin and a low level WC.

## Externally

Externally to the front of the property there is a spacious driveway with off road car parking for several cars, a garden which is laid to lawn and complimented with a variety of mature plants and shrubs and a single garage with up an over door. There is also an area to the front of the property which provides additional car parking. To the side of the property there is a further large garden laid to lawn and complimented with a variety of mature plants.

## Land and Stables

Land And Stables - There is the potential for the tenant of Vantage Point to arrange a long term lease on adjacent stables and Paddock.

