



23A Leven Street
Saltburn-By-The-Sea, TS12 1JY

Offers Over £225,000



Situated within the heart of Saltburn, in the highly sought after Leven Street, an extremely spacious 4-bedroom maisonette, offered for sale with no onward chain.



Within walking distance to Saltburn's thriving Town Centre, local independent shops, bars & bistros, transport links & amenities, this 4-bedroom maisonette offers spacious accommodation throughout. With the successful buyer obtaining a Share of the Freehold, with a recently renewed un-restricted lease in place (over 980-years remaining), and a recently installed (August 2023) combi-boiler with 5-year warranty, the property offers exceptional opportunities for all buyers alike.

Tenure Details: Share of the Freehold.

Tenure Terms: Unrestricted Lease Agreement with over 980-Years remaining.
Peppercorn Ground Rent.

Council Tax Band: B.

EPC: C-Rating.

First Floor

Entrance Hall

Accessed via stairs from the Communal Entrance. Intercom system. Under-stairs storage cupboard. Stairs leading to the second floor. Carpeted. Radiator.

Living Room 12'9" x 9'10" (3.89m x 3.02m)

2x sash windows to the front aspect. Carpeted. Radiator. TV Point. Telephone Point.

Bedroom One 12'9" x 11'3" (3.91m x 3.45m)

UPVC double glazed window to the rear aspect. Radiator. Carpeted.

Bedroom Two 8'7" x 7'10" (2.62m x 2.39m)

Sash window to the front aspect. Radiator. Carpeted.

Family Bathroom 8'11" x 6'11" (2.72m x 2.13m)

Panel bath. Corner shower cubicle. Low-level W/C. Pedestal hand basin. 2x UPVC double glazed windows to the side aspect. Part-tiled walls. Vinyl flooring. Extractor fan. LED downlighting. Heated towel rail.

Kitchen 10'2" x 6'0" (3.12m x 1.85m)

UPVC double glazed window to the side aspect. A range of recently upgraded wall, base & drawer units. Laminate effect worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Tiled splashbacks. Vinyl flooring. Plumbing for washing machine. Wall-mounted Baxi Mains Eco Compact 30kw combi-boiler fitted August 2023 with 5-year warranty.

Second Floor

Landing

Access to Bedrooms Three & Four. Carpeted. Open landing space with the potential to create a study / play area.

Bedroom Three 12'7" x 9'10" (3.84m x 3.02m)

Sash window to the front aspect. Radiator. Carpeted.

Bedroom Four 11'3" x 9'1" (3.45m x 2.79m)

Velux window. Radiator. Carpeted.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

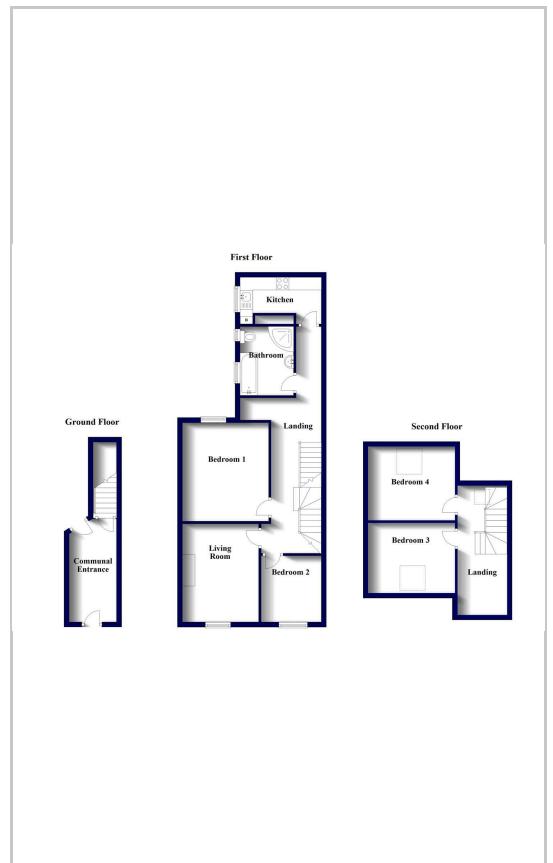
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

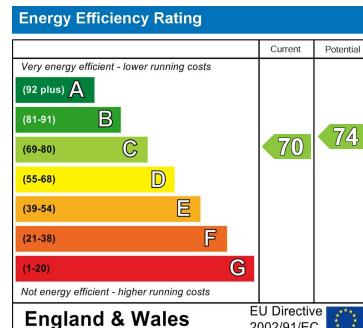
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.