



Inglebys

Estate Agents



4 Station Square

Saltburn-by-the-Sea, TS12 1AG

£165,000



Situated directly in the heart of Saltburn's thriving Town Centre, a pleasant 2-bedroom residence available immediately, with enclosed courtyard, off-street parking and within walking distance to Saltburn's countless amenities, including independent bars, bistros, shops, beach, and train station.



Tenure: Freehold

Council Tax Band: Band-B.

EPC Rating: Awaiting assessment.

Entrance Vestibule

UPVC double glazed door to the front aspect. UPVC double glazed window to the side aspect.

Living Room 13'5" x 15'11" (4.11m x 4.87m)

Carpeted. Stairs leading to the first floor. Radiator. UPVC double glazed window to the side aspect overlooking the train station.

Kitchen 13'5" x 8'7" (4.11m x 2.62m)

A range of wall, base & drawer units. Laminate worktops with breakfast bar, incorporating composite 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Plumbing for washing machine. Tiled splash-backs. Wall-mounted boiler. UPVC double glazed window to the front aspect. Radiator. Wooden door leads to enclosed courtyard.

Landing

Carpeted. Loft hatch.

Bedroom One 13'6" x 8'7" (4.13m x 2.62m)

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

Bedroom Two 13'6" x 9'9" (max) (4.12m x 2.99m (max))

Carpeted. UPVC double glazed window to the side aspect overlooking the train station. Radiator.

Bathroom 10'5" x 8'6" (max) (3.19m x 2.61m (max))

Panel bath with shower above. Low-level W/C. Pedestal hand basin. UPVC double glazed window to the front aspect. Part-tiled walls. Radiator. Storage cupboard. Vinyl floor.

External

An enclosed, block-paved courtyard with gated access to the front aspect. Garden shed.

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.

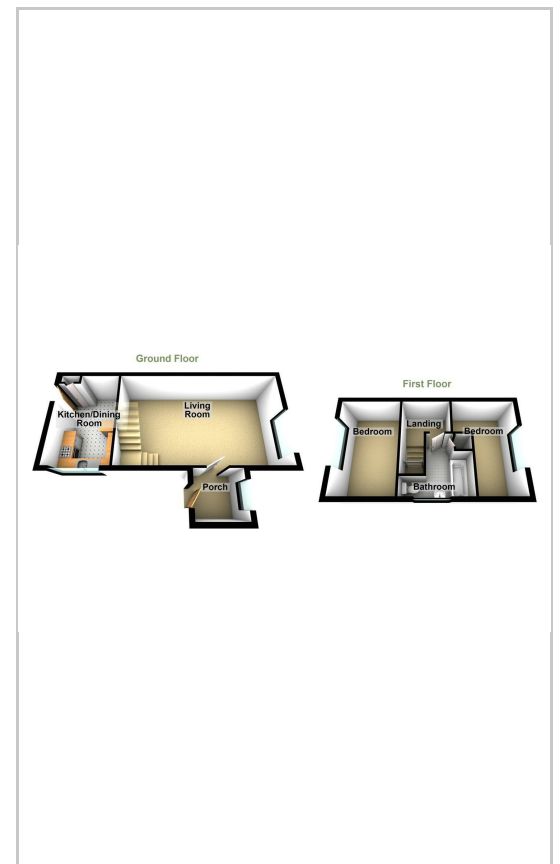
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Area Map



Floor Plans



Energy Efficiency Graph

