



Inglebys

Estate Agents



40 Grosvenor Terrace

Carlin How, TS13 4DH

Offers Over £60,000



A deceptively spacious 2-bedroom terraced residence with enclosed rear yard. Offered for sale with no onward chain, and realistically priced to encourage a quick sale.



UPVC double glazed door to the front aspect. Stairs leading to the first floor.

UPVC double glazed bay window to the front aspect. Wall-mounted electric fire. Radiator. Carpeted.

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

A range of wall, base & drawer units. Laminate granite effect worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for washing machine. Freestanding gas cooker. Extractor hood. Tiled splash-backs. Under-stairs storage cupboard. UPVC double glazed door & window to the side aspect, opening to the rear yard.

Landing

Loft hatch. Carpeted.

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

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

Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Heated towel rail. Tiled walls. UPVC double glazed window to the rear aspect. Storage cupboard housing the combi boiler. Vinyl flooring.

External

Rear Elevation

An enclosed gravel courtyard with secure gated access to the alley

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

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

England & Wales EU Directive 2002/91/EC.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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