



Inglebys

Estate Agents



12 Cleveland Street

Saltburn-By-The-Sea, TS12 1AW

£349,000



This delightful Victorian house on Cleveland Street offers a perfect blend of comfort and convenience. Spanning an impressive 1,582 square feet, the property is arranged over three floors, providing ample space for the whole family.

The house boasts two inviting reception rooms, ideal for hosting family gatherings or enjoying quiet evenings. With four well-proportioned bedrooms including a master bedroom with en-suite, there is plenty of room for family and guests alike.

This property has a proven track record as a successful holiday let, generating approximately £37,000 in gross revenue in 2025 and is offered for sale with all furnishings, making it an attractive investment opportunity for those looking to enter the rental market. Its prime location means you are just a stone's throw away from a variety of restaurants, shops, and Saltburn's award winning beach, allowing you to fully embrace the coastal lifestyle.



Tenure: Freehold
 Council Tax: Redcar & Cleveland Band C
 EPC: E

Entrance Vestibule

Hallway

Living Room 12'7" x 12'5" (3.85 x 3.8)

Traditional sash window to the front aspect.
 Original marble feature fireplace with tiled inserts and a slate hearth.
 Radiator.
 Wood effect LVT flooring.

Kitchen/Dining Room 45'11" x 38'8" (14.0 x 11.8)

Traditional sash window to the rear aspect.
 A range of modern fitted wall and base units with oak roll top work surfaces and tiled splashbacks.
 Integrated appliances including a single oven, a four burner induction hob, over-head extractor hood and slim line dishwasher.
 Wood panelled feature wall.
 A ceramic sink with black mixer tap.
 Radiator.
 Double glazed French doors, opening to the rear courtyard.
 Wood effect laminate flooring.

Utility Room 13'1" x 6'10" (4.0 x 2.10)

Window to the side aspect.
 Radiator.
 Built-in storage cupboard housing a gas combination boiler.
 Plumbing for a washing machine.
 Wood effect laminate flooring.
 Door to the Cloakroom/WC

Cloakroom/WC 3'7" x 4'1" (1.10 x 1.25)

Low level WC.
 Hand wash basin.
 Tiled walls.
 Extractor fan.
 Wood effect laminate flooring.

First Floor Landing

Radiator.
 Staircase to the second floor.

Bedroom One 12'10" x 10'5" (3.92 x 3.20)

Traditional sash window to the front aspect.
 Radiator.
 Spotlights.

Bedroom Two 14'1" x 11'5" (4.3 x 3.5)

Traditional sash window to the rear aspect.
 Radiator.
 Spotlights.

Bedroom Three 9'10" x 6'0" (3 x 1.85)

Traditional sash window to the front aspect.
 Radiator.

Family Bathroom 9'10" x 6'6" (3 x 2)

Sash windows to the side aspect.
 A modern, four piece suite comprising of a low level WC, pedestal wash hand basin inset into a vanity unit, a free-standing bath and a glass shower enclosure.
 Fully tiled walls and floors.

Second Floor Landing

Exposed beam.

Master Bedroom 10'5" x 6'4" (3.20 x 1.95)

Double glazed dormer window to the front aspect.
 Radiator.
 Two spacious under-eaves storage cupboards.
 Exposed beams to the ceiling.

En Suite

Fully tiled walls and flooring.
 A modern bathroom suite comprising of a low level WC, wash hand basin inset into a vanity unit and a panelled bath with shower over.
 Radiator.
 Inset spotlighting.

External

To the rear of the property is a private and enclosed courtyard - with Indian flag-stoned flooring and wood panelling.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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