



Inglebys

Estate Agents



34 Hob Hill Close

Saltburn-By-The-Sea, TS12 1NB

Offers Around £375,000



An Immaculately Presented, Deceptively Spacious 2 Bedroom Detached Bungalow, In Prime Saltburn Location. With Double Driveway, and Generous Rear South Facing Garden with scope to Extend. Early Viewing is Advised.



Situated in Prime Saltburn location, an extremely well presented, and deceptively spacious, light and airy 2 bedroom detached Bungalow. Offering generous accommodation, and scope to extend (subject to necessary planning consents) if required. With parking to the front, and established rear garden laid mainly to lawn with patio area. Early viewing is advised.

Tenure Details: Freehold.

Council Tax Band: Band D

EPC Rating: D

Entrance Hallway 13'9" x 5'4" (4.21m x 1.65m)

Composite door, radiator, loft hatch, fuse board, electric meter, phone point, loft hatch

Bedroom One 12'10" x 12'5" (3.93m x 3.81m)

uPVC bay window, radiator, carpet

Bedroom Two 12'11" x 8'10" (3.96m x 2.71m)

uPVC bay window, radiator, carpet

Lounge/Dining Room 20'8" x 15'3" (6.32m x 4.66m)

uPVC double glazed window, and sliding doors, feature living flame gas fire in feature surround, 2 x radiators, phone point, Virgin point, TV point, storage cupboard, carpet

Kitchen with Breakfast Room 23'6" x 8'11" (7.17m x 2.73m)

Fully Fitted Kitchen, incorporating electric oven and induction hob, washing machine, tumble dryer, dishwasher, composite sink and drainer, extractor hood, cupboard housing combi boiler.

2 x uPVC window and back door

Bathroom 8'11" x 7'1" (2.72m x 2.17m)

Newly Fitted Shower Room, laminate tiles, storage cupboard, large walk in shower, low level w.c and wash hand basin in vanity unit. uPVC window, chrome radiator

Cloakroom 5'5" x 2'9" (1.66m x 0.84m)

Low Level w.c and wash hand basin in vanity unit, extractor fan, laminate flooring

Externally

Front Garden

Laid mainly to lawn

Double Block Paved Drive

Enclosed Rear Garden

Laid mainly to lawn, patio area, 2 x sheds

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.

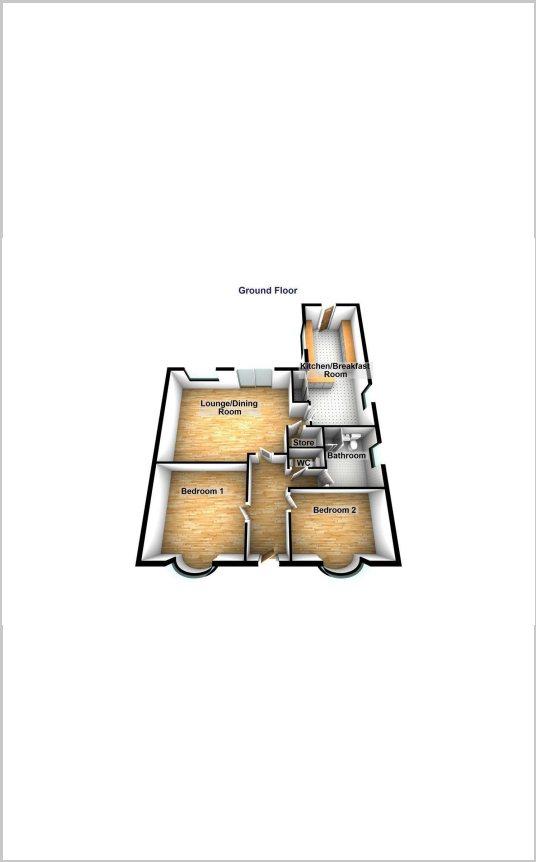
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

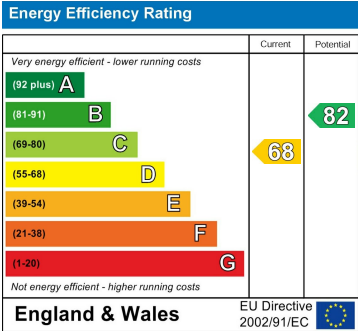
Area Map



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.