



## 31 Hilda Place

Saltburn-By-The-Sea, TS12 1BP

**£285,000**



Welcome to Hilda Place, Saltburn-By-The-Sea! This charming house boasts 2 reception rooms, 3 bedrooms, loft room and 1 bathroom, making it the perfect cosy retreat by the sea. As you step inside, you'll be greeted by the characterful inglenook fireplace, adding a touch of traditional elegance to the living space.

The property features a spacious loft room, offering versatility for use as an additional bedroom, home office, or a peaceful retreat. Imagine the possibilities this extra space could bring to your lifestyle! The attractive rear courtyard offers an ideal spot for you to unwind and relax.

This delightful property offers a wonderful opportunity to embrace coastal living at its finest. With its characterful features and convenient layout, this house is just waiting for you to make it your own. Don't miss out on the chance to call this delightful property your new home!



A charming 3-bedroom terraced property boasting additional loft room. This perfect family home is situated close to all of Saltburn's amenities, restaurants and Saltburn's coastline.

Tenure details - Freehold.

Council Tax Band - Band- C

EPC Rating - D

#### Vestibule

Double fronted glass doors leading to a wooden front door. Tiled floor, shelves and hooks.

#### Entrance Hall 12'8" x 3'0" (3.87m x 0.93m)

Stairs leading to first floor. Kardean floor, under-stair storage, radiator.

#### Living Room (Front aspect) 12'9" x 11'11" (3.91m x 3.64m)

Dual aspect living with uPVC double glazed windows to both front and rear aspect. Inglenook feature fireplace with limestone surround. Multifuel wood burning stove. Real wood floor, radiator.

#### (Rear aspect) 14'0" x 11'7" (4.27m x 3.54m)

Real wood floor, uPVC double glazed window to rear aspect, radiator.

#### Dining Room 8'9" x 6'10" (2.69m x 2.10m)

Kardean floor. uPVC double glazed window, radiator, storage.

#### Kitchen 14'4" x 6'10" (4.39m x 2.09m)

French doors leading to side aspect. Kardean floor, uPVC double glazed window. Range of wall, drawer, base units, composite sink and drainer. AEG gas hob, electric oven, stainless steel extractor hood. Integral washing machine and fridge freezer.

#### Bedroom One 13'9" x 11'3" (4.20m x 3.43m)

uPVC double glazed window to front aspect, fitted wardrobes, carpet flooring, radiator.

#### Bedroom Two 12'6" x 11'3" (3.82m x 3.43m)

uPVC double glazed window, carpet flooring, radiator, fitted wardrobes.

#### W/C

uPVC window to rear aspect, low-level WC.

#### Family Bathroom 5'6" x 4'11" (1.68m x 1.52m)

uPVC window to rear aspect, wooden floor, vanity unit hand basin, shower with glass enclosure, partially tiled, storage.

#### Bedroom Three 9'7" x 6'9" (2.94m x 2.07m)

uPVC window to front aspect, radiator, storage, carpet flooring, stairs leading to Loft Room.

#### Loft Room 17'10" x 12'6" (5.46m x 3.83m)

Velux windows, carpet flooring, storage, radiator.

#### 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.

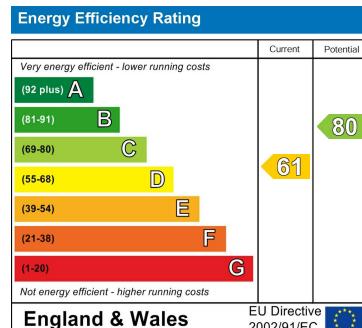
## Area Map



## Floor Plans



## Energy Efficiency Graph



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