



# Inglebys

Estate Agents



## 20 Porret Lane

Hinderwell, TS13 5JS

£199,500



Porret Lane is situated behind Hinderwell High Street, positioned on a peaceful lane this beautifully presented two bedroom, mid-terraced property has a little bit of everything!

A sandstone built, character property and finished to a very high standard the property has most recently been used as a successful holiday let. It benefits from a well presented kitchen, bathroom, two bedrooms with a walk through wardrobe/office on the top floor, combination boiler which is only 2 years old, gas central heating and uPVC windows and doors throughout, a separate utility room with sink, electricity, lighting and plumbing for the washing machine and not to mention views over moorland to the front.

Hinderwell is located between the two fishing villages of Staithes and Runswick Bay, and being just behind the High Street gives it a central location whilst benefiting from none of the road noise! Just a short drive to neighbouring seaside villages and towns, the local bus route also provides ample opportunity to 'pop' to Sandsend, Whitby or further afield to Scarborough, the other way to Saltburn, Redcar and Middlesbrough.

Please bear in mind that viewings are arranged between guest stays.



Sought after location and at a very affordable price! This is ready just to walk into for the next owner....

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Exempt

EPC Rating: New Certificate to Follow.

### Hallway

Prepared floorboards with double radiator, doorway to lounge and staircase to the first floor.

### Lounge 12'2" x 8'10" (3.71m x 2.70m)

Prepared and treated floorboards with a large uPVC bay window to the front aspect providing ample natural light, feature fire surround with wood burning effect electric fire, column radiator and opening to the kitchen area.

### Kitchen 14'5" x 7'8" (4.41m x 2.36m)

A beautifully presented kitchen with breakfast area benefiting from cream shaker style wall and base units, wood block effect worktops and matching upstands, 1 1/2 bowl sink/drainers with chrome mixer tap, uPVC window to the rear aspect, stainless steel gas hob with stainless steel splashback and hood, electric single oven with tile effect laminated flooring.

### Rear Porch

Off the kitchen is a small rear porch with plumbing and cupboard housing the combination boiler, uPVC door to the rear aspect.

### First Floor

#### Bedroom One 16'7" x 8'11" (5.07m x 2.74m)

A deceptively spacious double bedroom with 2 x uPVC windows to the front aspect, carpet to the floor, there is a single radiator and electric wall heater.

#### Bathroom 10'9" x 4'10" incr. to 8'2" (3.30m x 1.48m incr. to 2.51m)

An L-shaped bathroom with white 3-piece bath suite, mixer shower over bath with glass screen, part tiled walls, vinyl flooring, airing cupboard, heated chrome towel rail and uPVC window to the rear aspect.

### Second Floor

#### Landing Area 11'4" x 8'3" (3.47m x 2.54m)

A landing area which could be used as a dressing room/office with carpet to the floor, single radiator and uPVC window to the front aspect, doorway to second bedroom.

#### Bedroom Two 11'4" x 7'6" (3.47m x 2.31m)

Another well proportioned room with carpet to the floor and built in wardrobe, single radiator and uPVC window to the front aspect.

### Utility

The utility is positioned to the front of the property with its own access, the room benefits from electricity, lighting, water supply and waste for washing machine, there is also a single radiator and drying area.

### Externally

The property benefits from a seating area to the front of the property, the rear door leads onto a back street.

### 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.

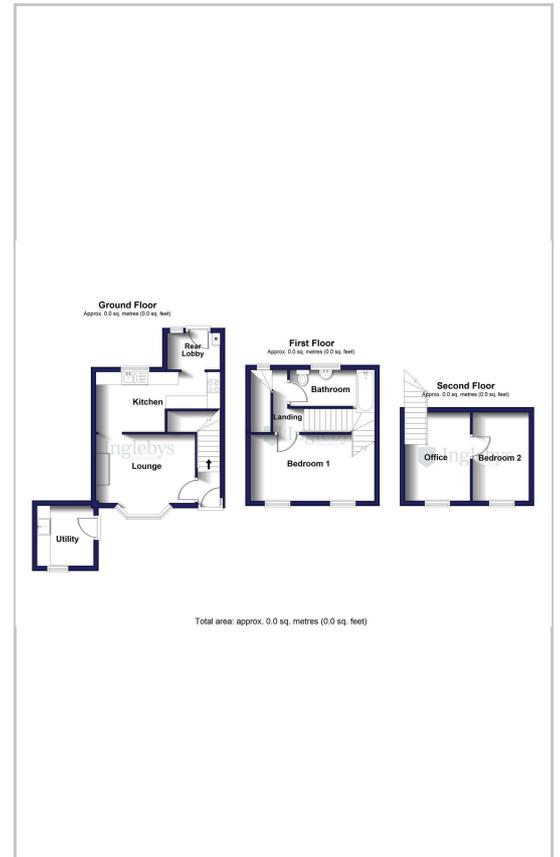
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

## Area Map



## Floor Plans



## Energy Efficiency Graph

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