



Inglebys

Estate Agents



3 York Road

Brotton, TS12 2XF

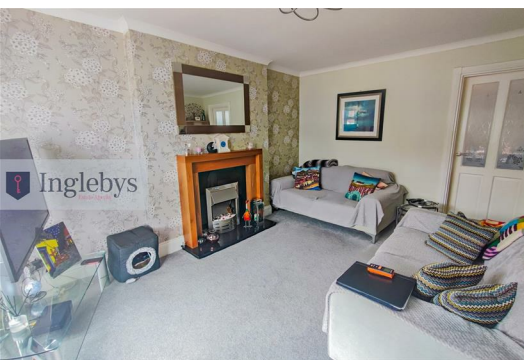
Offers Over £145,000



A charming three bedroom, semi-detached house located on York Road in the village of Brotton, Saltburn-By-The-Sea. This property boasts two reception rooms, three cosy bedrooms, and a well-maintained bathroom, perfect for a growing family or those who love to entertain.

One of the standout features of this lovely home is the ample parking space it offers, with room for up to three vehicles.

Outside, the rear garden provides a tranquil outdoor oasis where you can unwind and enjoy the fresh air. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to delight.



Located in the popular area of York Road just off Kilton Lane, close to all local amenities and local bus routes the property is situated towards the end of a quiet cul-de-sac. Benefiting from gas central heating and white uPVC double glazed doors and windows throughout, large off street parking with a vendor looking for a quick sale!

Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: To Follow

Hallway

Wood effect vinyl flooring with carpet to the staircase, access from the front white uPVC double glazed door, single radiator to the hallway area.

Lounge 14'9" x 10'5" (4.52m x 3.19m)

With carpet to the floor and coving to ceiling, the bow window to the front aspect provides ample natural light, there is a wooden fire surround with marble hearth and backplate housing a stainless steel electric fire, double radiator.

Dining Room 14'7" x 9'3" (4.45m x 2.83m)

Wood effect vinyl flooring with single radiator and uPVC window to the side aspect, doorway providing access to the kitchen.

Kitchen 14'2" x 7'10" (4.33m x 2.41m)

Wood effect vinyl flooring continues into the kitchen, a range of wall and base units finished with grey shaker style doors and drawer fronts, integrated fridge/freezer, dishwasher with washing machine and dryer hidden behind unit doors. wood effect worktops with tiled splashbacks, 1 1/2 bowl granite effect sink/drainer with chrome mixer, ceramic hob with black glass splashback and stainless steel hood above, double electric oven with integrated microwave, uPVC French doors provide access to the rear garden.

First Floor Landing

Carpet to the floor, uPVC window to the side aspect, access to all room with loft access.

Bedroom One 11'3" x 8'7" (3.43m x 2.63m)

A double bedroom with carpet to the floor and coving to ceiling, fitted wardrobes finished in Maple effect doors, single radiator and uPVC window to the front aspect.

Bedroom Two 10'9" x 8'7" (3.29m x 2.62m)

Another double bedroom with carpet to the floor, single radiator and uPVC window to the rear aspect.

Bedroom Three 8'7" x 5'11" (2.62m x 1.81m)

With carpet to the floor and coving to ceiling, single radiator and uPVC window to the front aspect.

Bathroom 7'3" x 5'5" (2.23m x 1.66m)

Wood effect vinyl flooring, white bathroom suite with electric shower over bath and glass screen, white gloss vanity unit to the basin, cladded walls and chrome heated towel rail.

Externally

Front.

The driveway has been extended with block paving and parking for three cars, side access to the rear garden with storage shed.

Rear.

The garden has been laid with artificial grass, a paved patio area to the bottom of the garden for those BBQ evenings!

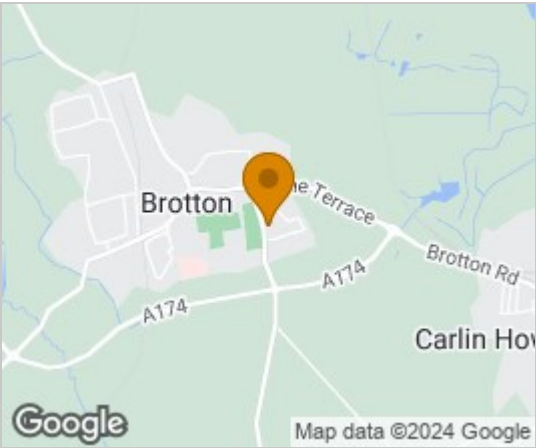
Disclaimer

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.

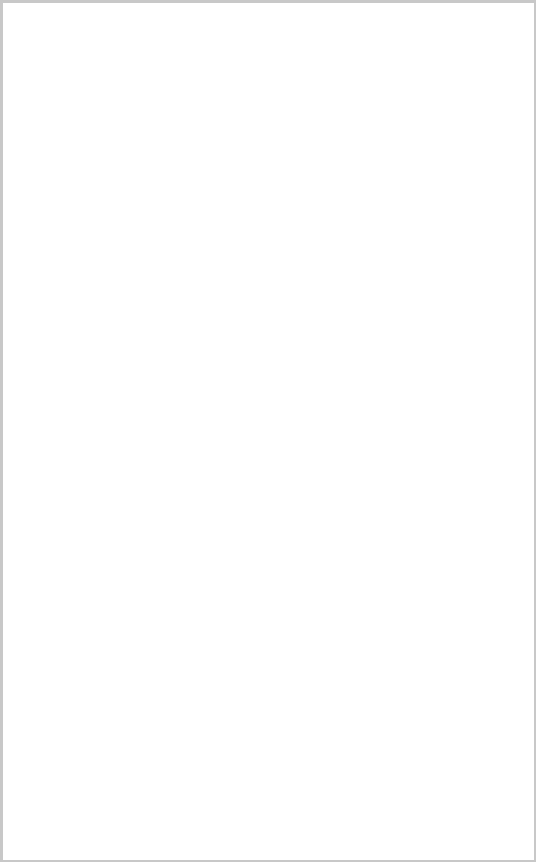
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

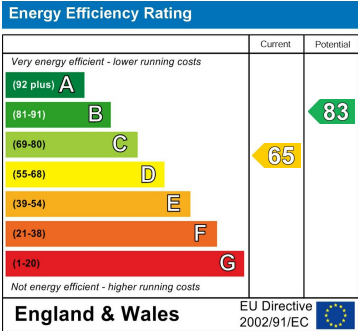
Area Map



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.