



# Inglebys

Estate Agents



## 3 Railway Terrace

Brotton, TS12 2TH

**£600 Per Calendar Month**



An immaculately presented three bedroom mid-terraced property on Railway Terrace in Brotton, this property wants for nothing having had a new roof in November 2020 (with guarantees) and a full refurbishment throughout. Close to all local amenities and a short drive to Saltburn and its rail links.



Benefiting from gas central heating throughout, as well as double glazing this property has been meticulously looked after by its previous owners, the property was fully refurbished from top to bottom in 2009, which included a new extension roof, new bathroom, and a new kitchen was fitted in 2016 and still looks as good as the day it was fitted. The main roof was replaced in 2020 with a 15-year guarantee. Viewing is definitely recommended, we are sure you will not be disappointed!

Tenure Details: Freehold

Council Tax Band: Band-A.

EPC Rating: D-Rating.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Lounge / Dining Room 20'0" x 12'4" (6.12m x 3.77m)

A spacious open-plan lounge / dining room with open staircase, under-stairs storage, chimney breast with electric stove effect fire and oak mantle. Radiators to the front and rear wall along with windows to the front and rear aspect providing ample natural light, oak effect laminated flooring.

Kitchen 10'6" x 6'1" (3.22m x 1.87m)

Grey wood-effect laminated flooring with a range of wall and base units finished with gloss white doors and drawer fronts, black granite effect worktops with matching upstands and tiled splash-backs, stainless steel sink / drainer with chrome mixer tap and plumbing for washing machine, slot in electric oven / hob with stainless steel extractor hood above, double radiator.

Rear Porch

Storage cupboard where the combination boiler is also housed, double glazed door providing access to an enclosed rear yard.

Bathroom

White bathroom suite with part tiled walls, electric shower over the bath. Radiator. Grey wood-effect laminated flooring.

First Floor

Bedroom One 12'4" x 9'8" (3.76m x 2.96m)

A double bedroom with carpet to the floor and window to the front aspect with fabulous views of the surrounding countryside, single radiator.

Bedroom Two 9'3" x 6'2" (2.83m x 1.89m)

Carpet to the floor, single radiator with window to the rear aspect.

Bedroom Three 8'10" x 6'2" (2.71m x 1.89m)

Carpet to the floor, single radiator with window to the rear aspect.

Externally

A rear yard enclosed yard with gate giving access to the rear 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.

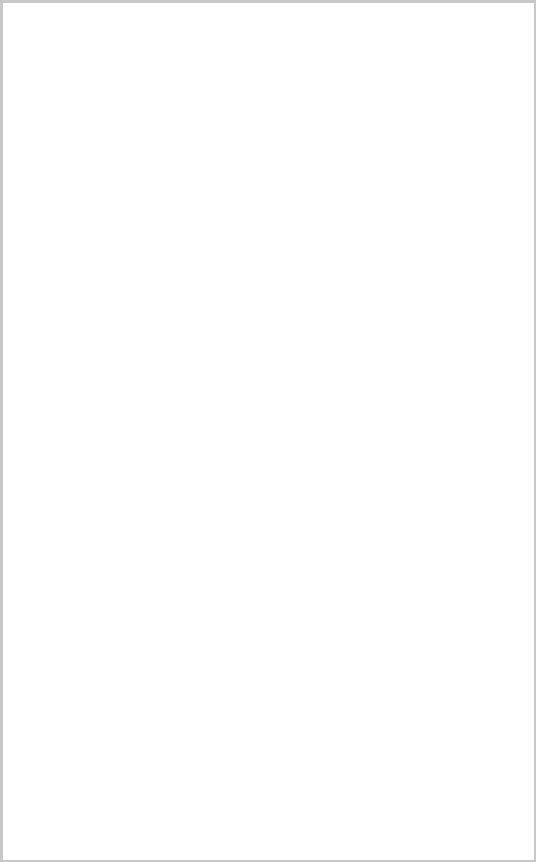
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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Area Map



Floor Plans



Energy Efficiency Graph

