Inglebys
Estate Agents



# 2A Ridley Terrace

## Skinningrove, TS13 4AZ

**£169,995**

3 1 2

Tucked away in a private, elevated position with sweeping views across Skinningrove and the surrounding coastline, Ridley Terrace represents an exceptional development and refurbishment opportunity.

Occupying a generous, secluded plot rarely found within the immediate area, this three-bedroom property required a comprehensive program of modernisation and refurbishment throughout, offering an ideal blank canvass to create a bespoke family home, coastal retreat or smallholding.

A standout highlight of the property is it's outdoor space - In addition to a private garden, the grounds feature a purpose built stable block, ideal for equestrian use or for converting into a workshop (subject to relevant planning permissions)

Internally, the property benefits from two sizeable reception rooms, a conservatory, three spacious bedrooms and a converted attic room.

Call us today to arrange your viewing appointment.







Tenure: Freehold
Council Tax: Redcar & Cleveland Band B
EPC: Awaiting Certificate

**Entrance Porch**
Double glazed windows.
Door to the Utility Room.

**Utility Room 7'8 x 10'9 (2.34m x 3.28m)**
Entrance door.
Low level WC.
wash hand basin.
Plumbing for a washing machine.

**Kitchen 8' x 17'3 (2.44m x 5.26m)**
Window to the side aspect.
Fitted base units.
Under-stair storage cupboard

**Reception Room One 11' x 13' (3.35m x 3.96m)**
French doors opening to the side aspect.

**Conservatory**
uPVC with French doors to the paving area.

**Reception Room Two 45'11"'6'6" x 39'4"'29'6" (14'2 x 12'9)**
Double glazed bay window to the front aspect.
Gas fire with marble effect back and surround.
Carpeted.

**First Floor Landing**
Loft access hatch to the Attic Room

**Family Bathroom 11'5 x 5'4 (3.48m x 1.63m)**
Double glazed, frosted window to the side aspect.
A neutral bathroom suite comprising of a low level WC, pedestal wash hand basin, a panelled bath with shower attachment and a glass shower cubicle.
uPVC classed walls.

**Bedroom One 14'3 x 13 (4.34m x 3.96m)**
Double glazed window to the front aspect.
Fitted wardrobes.

**Bedroom Two 12'9 x 7'9 (3.89m x 2.36m)**
Double glazed window to the rear aspect.

**Bedroom Three 10'4 x 8'4 (3.15m x 2.54m)**

**Attic Room**
Access via a pull down ladder.
Power, light and under-eaves storage area.

**External**
To the side of the property is a spacious garden and paved patio area, brick-built stables and a detached double garage.

**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.

**Anti-Money Laundering (AML) & Funding Disclaimer**
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

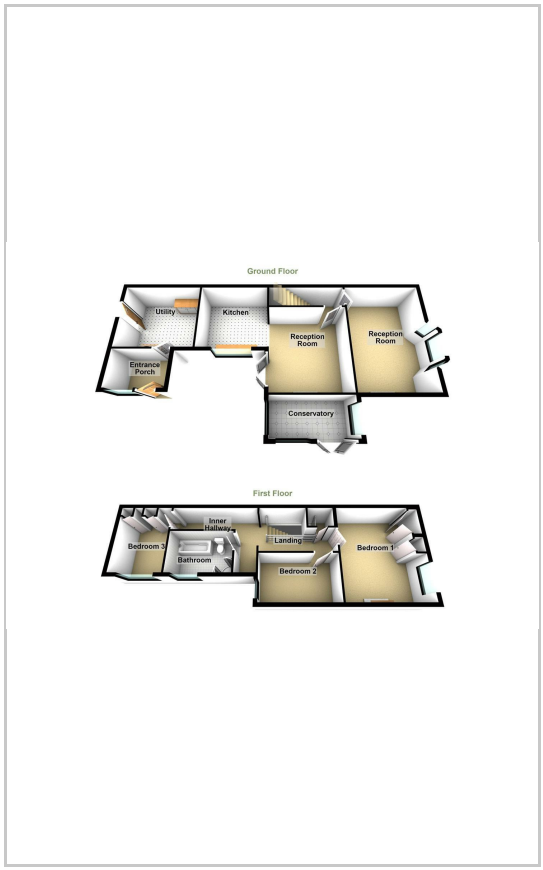
Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

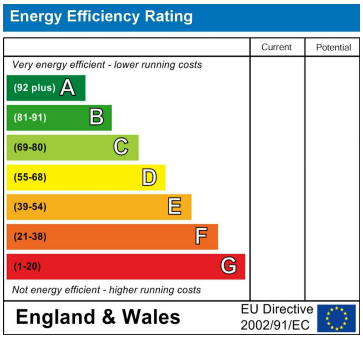
## Area Map




## 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.

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