



Inglebys

Estate Agents



1 Laurel Road

Saltburn-By-The-Sea, TS12 1HU

£350,000



Rarely available for sale, an elegant 2 / 3-bedroom detached double-fronted bungalow boasting off-street parking, low-maintenance front & rear gardens, and offered for sale with no onward chain.



Nestled in the prestigious location of Laurel Road in Saltburn-By-The-Sea, this stunning double-fronted detached bungalow is a rare find in the property market. Boasting spacious accommodation throughout, with the option of a garden room or third bedroom to the rear aspect depending on the buyers' requirements, this beautiful home offers ample space for comfortable living.

The property features a well-maintained bathroom and convenient off-street parking for two vehicles via a private driveway & garage, making parking a breeze. The low-maintenance front & rear gardens add to the charm of this delightful bungalow.

Situated close to Saltburn's vibrant Town Centre, residents can enjoy easy access to a variety of amenities, including shops, restaurants, and leisure facilities. The prestigious location of this property makes it a desirable choice for those seeking a peaceful yet convenient lifestyle.

With its double-fronted design and detached structure, this bungalow exudes elegance and character. If you're in the market for a charming home in a prime location, early viewing is highly recommended to secure this rare gem.

Tenure: Freehold.

Council Tax Band: Band-D.

EPC Rating: Awaiting New Certificate.

Entrance Hall 15'4" x 7'11" (max) (4.68m x 2.43m (max))

Composite UPVC double glazed door to the front elevation. Radiator. Loft hatch. Laminate flooring.

Living Room 13'10" x 8'0" (4.23m x 2.44m)

UPVC double glazed bow window to the front aspect. Laminate flooring. Radiator.

Bedroom One 13'10" x 11'10" (4.23m x 3.62m)

Fitted wardrobes. UPVC double glazed bow window to the front aspect. Laminate flooring. Radiator.

Kitchen & Dining Area 18'7" x 13'3" (max) (5.67m x 4.05m (max))

A range of wall, base & drawer units. Marble worktops incorporating composite bowl sink with single drainer & chrome mixer tap. Integrated AEG Electrolux electric oven, ceramic hob & extractor hood. Plumbing for washing machine. Tiled splash-backs. Tiled floor. Space for dining table. Radiator. UPVC double glazed windows to the side & rear aspects. UPVC double glazed door opening to the rear garden.

Bedroom Two 10'9" x 9'8" (3.30m x 2.96m)

UPVC double glazed window to the side aspect. Laminate flooring. Radiator.

Garden Room / Bedroom Three 13'10" x 10'9" (4.23m x 3.30m)

With the option to be a third bedroom or second reception room depending on the successful buyers' requirements. With bi-folding doors opening to the rear garden. Laminate flooring. Radiator.

Bathroom 10'2" x 9'8" (3.10m x 2.96m)

Walk-in shower cubicle. Panel bath with shower attachment. Part-tiled walls. Low-level W/C. Pedestal hand basin. UPVC double glazed window to the rear aspect. Vinyl flooring. Radiator. Storage cupboard.

External

Front Elevation

An enclosed low-maintenance garden area laid to lawn with established borders & flowerbeds with hedgerow to the front elevation. Block-paved patio & driveway, leading to an attached garage with electric roller shutter door. Double gates open to the street.

Rear Elevation

Block-paved low-maintenance private garden space. Courtesy door to the garage. Secure gated access to the alley.

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

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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