



Inglebys

Estate Agents



34 Ruby Street

Saltburn-By-The-Sea, TS12 1EG

Offers Around £299,000



A beautifully presented three-bedroom terraced home on Ruby Street, offering stylish interiors, generous living space, and character features throughout.



This well-maintained three-bedroom terraced property on Ruby Street combines classic charm with modern practicality, making it an ideal home for families, first-time buyers, or those looking to upsize.

The property welcomes you with a bright and inviting living room, enhanced by a log burner that creates a cosy focal point while still allowing plenty of natural light to flow through the space. To the rear, the kitchen is both functional and full of character, featuring a space for a Range cooker within the chimney breast, alongside ample workspace and storage.

Beyond the kitchen, the home continues to impress with a separate dining area and an additional utility room, offering flexibility for everyday living. A convenient ground floor W/C adds to the practicality.

Upstairs, a split-level landing leads to three well-proportioned bedrooms, each offering comfortable and versatile accommodation. The spacious family bathroom is also located on this level, providing a bright and relaxing space.

Externally, the property benefits from an enclosed rear yard with gated access to the alley, as well as an additional storage room accessed from the utility.

Overall, this is a fantastic opportunity to secure a spacious and stylish home in a popular residential location, ready to move straight into.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-B.

EPC Rating: Awaiting Certificate.

Entrance Vestibule 5'3" x 3'0" (1.62m x 0.92m)

Composite UPVC door to the front aspect. Wooden glazed door opens to the Hall.

Hall 28'4" x 6'6" (max) (8.65m x 2.00m (max))

Laminate flooring. Stairs leading to the first floor. Access to Living Room, Kitchen, Utility & Ground-Floor W/C.

Living Room 14'0" x 14'0" (4.29m x 4.29m)

UPVC double glazed bay window to the front aspect. Laminate flooring. Log-burning stove in the chimney breast. Coving. Radiator.

Kitchen 13'10" x 11'2" (4.23m x 3.41m)

A range of wall, base & drawer units. Laminate worktops and matching upstands incorporating white enamel 1 1/2 bowl sink with single drainer & mixer tap. Flavel cooker within the chimney breast. Tiled floor. UPVC double glazed window to the rear aspect.

Utility Area 12'5" x 6'10" (3.79m x 2.10m)

Tiled floor. Laminate worktops incorporating composite black sink with single drainer & mixer tap. Wall-mounted combi-boiler. Plumbing for washing machine & space for tumble dryer. UPVC double glazed window to the side aspect. Open archway to the Dining Area.

Dining Area 7'9" x 6'10" (2.37m x 2.10m)

Flooring continues from the Utility Area. Access to spacious store room. UPVC double glazed window to the side aspect and door opening to the yard.

Ground-Floor W/C 5'7" x 2'5" (1.72m x 0.74m)

Low-level W/C. Hand basin.

First Floor

Split-Level Landing

Carpeted. Access to the Bathroom and all 3 Bedrooms.

Bedroom One 14'0" x 11'2" (4.28m x 3.41m)

UPVC double glazed window to the rear aspect. Double storage cupboards in the chimney alcoves. Laminate flooring. Radiator.

Bedroom Two 14'2" x 10'2" (4.32m x 3.12m)

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

Bedroom Three 10'4" x 6'10" (3.16m x 2.10m)

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

Bathroom 12'5" x 7'1" (3.81m x 2.17m)

Walk-in corner shower cubicle. Panel bath. Hand basin. Low-level W/C. Laminate flooring. PVC Cladded walls & ceiling. 2x UPVC double glazed windows to the side aspect.

External

Rear Elevation

Enclosed courtyard with gated access to the alley.

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.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied

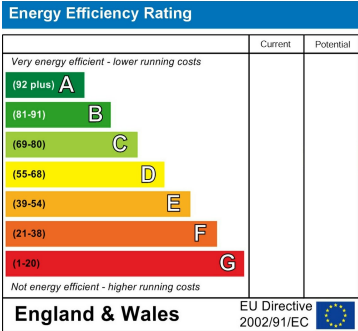
Area Map



Floor Plans



Energy Efficiency Graph



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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