



Inglebys

Estate Agents



13 The Fairway

Saltburn-By-The-Sea, TS12 1NH

£350,000



Four-Bedroom Detached House with Two Garages in the Sought-After Hob Hill Area

This spacious four-bedroom detached home occupies a desirable position within the popular Hob Hill area and offers generous accommodation throughout. Although in need of modernisation, the property presents an excellent opportunity for buyers to update, personalise, and add significant value.

Externally, the property benefits from a private driveway and gardens, providing ample outdoor space and off-road parking. A standout feature is the substantial double garage, complete with inspection pit, making it ideal for storage or workshop use.

Offered with vacant possession and no onward chain, the property is available now for a straightforward purchase.



Within close proximity to leisure facilities, schools, and golf course, and only a short drive in to Saltburn's ever popular Town Centre, this property must be viewed to be fully appreciated.

Tenure: Freehold

Council Tax: Band E

EPC Rating: Awaiting Certificate

Vestibule 9'9" x 4'4" (2.98m x 1.34m)

Glazed door leading through to Entrance Hall. Vinyl flooring. Partially glazed.

Entrance Hall

Stairs leading to first floor. Carpeted. Radiator.

W/C 7'5" x 2'8" (2.28m x 0.82m)

uPVC window. Low-level w/c. Handbasin. Carpeted.

Living Room 15'1" x 11'7" (4.62m x 3.55m)

uPVC bay window to front aspect. Radiator. Carpeted. Electric Fire.

Dining Room 11'7" x 8'3" (3.55m x 2.54m)

uPVC window to rear aspect. Radiator. Carpeted.

Kitchen 13'4" x 8'3" (4.07m x 2.52m)

uPVC window to rear aspect. A range of wall, drawer and base units. Laminate worktops. Integrated double oven. Plumbing for washing machine. uPVC door leading to the rear. Storage cupboard. Tiled floor.

First Floor

Bathroom 6'11" x 6'9" (2.11m x 2.07m)

uPVC window. Panel bath. Electric shower. Hand basin. Low-level W/C. Fully tiled. Radiator. Tiled floor.

Bedroom One 12'2" x 11'8" (3.73m x 3.56m)

uPVC to front aspect. Carpeted. Radiator.

Bedroom Two 11'10" x 11'8" (3.62m x 3.58m)

uPVC to rear. Carpeted. Radiator.

Bedroom Three 12'7" x 9'2" (3.86m x 2.80m)

uPVC to front aspect. Radiator. Carpeted.

Bedroom Four 8'8" x 8'7" (2.66m x 2.63m)

uPVC to rear aspect. Carpeted. Radiator.

External

Garage 20'2" x 8'6" (6.16m x 2.61m)

Garage with power supply and inspection pit, ideal for vehicle maintenance, storage, or workshop use.

Garage 2 8'4" x 17'0" (2.55m x 5.20m)

Garage with power supply.

Front Elevation

The front elevation offers a laid lawn, a double garage, and a private driveway providing off-road parking.

Rear Elevation

The rear garden features a gravelled path, a greenhouse, a laid lawn, and a paved area.

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.

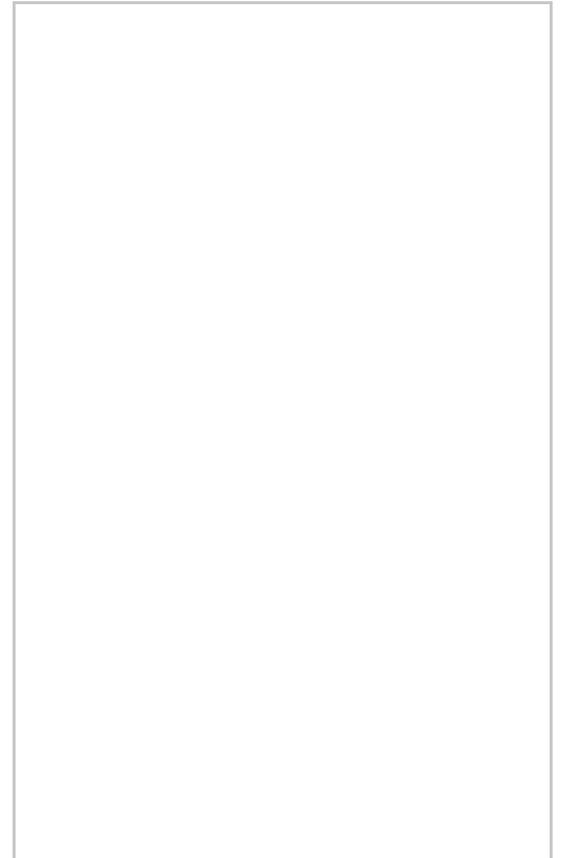
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Area Map



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