



11 Hob Hill Crescent

Saltburn-By-The-Sea, TS12 1NA

Offers Around £330,000



Sitting proudly at the head of one of Saltburn's most executive cul-de-sacs, a bespoke 3-bedroom detached bungalow, offering private south-facing rear garden & ample off-street parking via large driveway & double garage.
Shale Report available



Tenure: Freehold.

Council Tax Band: Band-E.

EPC Rating: D Rating

Entrance Hall 27'4" x 11'7" (max) (8.34m x 3.55m (max))

Wooden glazed door & UPVC double glazed window to the front aspect. Carpeted. Radiator. Storage cupboard. Loft hatch.

Living Room 18'9" x 12'11" (5.74m x 3.94m)

Large UPVC double glazed window to the rear aspect overlooking the garden. Carpeted. Radiator. Decorative fireplace.

Dining Room 15'10" x 11'7" (4.83m x 3.55m)

UPVC double glazed bow window to the front aspect. Carpeted. Radiator.

Kitchen 12'11" x 8'2" (3.94m x 2.49m)

A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & hob. Extractor hood. Integrated dishwasher. Breakfast bar. Carpeted. UPVC double glazed window to the rear aspect. Radiator. Access to Utility.

Utility 13'10" x 8'4" (max) (4.24m x 2.55m (max))

Plumbing for washing machine & space for dryer. Tiled floor. Stainless steel sink with single drainer. UPVC double glazed window & door to the rear aspect.

Bedroom One 12'11" x 11'10" (3.94m x 3.63m)

Fitted wardrobes. UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Two 12'11" x 9'2" (3.94m x 2.81m)

Fitted wardrobes. UPVC double glazed window to the rear aspect. Radiator. Carpeted.

Bedroom Three 10'9" x 8'9" (3.28m x 2.68m)

UPVC double glazed window to the front aspect. Fitted wardrobes. Carpeted. Radiator.

Bathroom 8'9" x 7'2" (2.67m x 2.19m)

Walk-in shower cubicle. Bathtub. Pedestal hand basin. Tiled walls. Carpeted. UPVC double glazed window to the front aspect.

Separate W/C 5'1" x 3'8" (1.56m x 1.14m)

Low-level W.C. Hand basin. Carpeted. UPVC double glazed window to the front aspect.

External

Front Elevation

Low-maintenance, established flowerbeds & rockeries. Large driveway & double garage providing ample off-street parking for multiple cars. Gated access to the Rear Elevation.

Rear Elevation

A generous, private south-facing garden laid mostly to lawn with established rockeries, flowerbeds & mature trees. Paved patio / outdoor seating areas.

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.

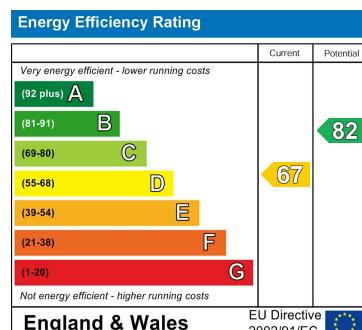
Area Map



Floor Plans



Energy Efficiency Graph



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.