



# Inglebys

Estate Agents



## 7 Leven Street

Saltburn-by-the-Sea, TS12 1JY

**Offers Over £350,000**



Welcome to this magnificent family home located on Leven Street in the charming seaside town of Saltburn-by-the-Sea. This beautiful terraced house boasts original Victorian features, adding character and charm throughout the property.

Property Reduced - Motivated Seller. Call us today to arrange your viewing.



As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or relaxing with your family. The property offers five bedrooms, providing ample space for a growing family or for those who enjoy having extra rooms for guests or hobbies.

The house features a beautifully fitted kitchen with a range of appliances, making meal preparation a breeze. The bathroom is well-appointed and offers convenience for the household.

One of the highlights of this property is its prime location within walking distance to Saltburn's thriving Town Centre. You can enjoy the convenience of having shops, restaurants, and amenities just a stone's throw away.

Additionally, the property boasts an enclosed rear courtyard, offering a private outdoor space where you can unwind or enjoy al fresco dining on sunny days.

Don't miss the opportunity to own this stunning Victorian home in the heart of Saltburn. With its blend of modern conveniences and original features, this property is sure to capture your heart. Contact us today to arrange a viewing and make this house your new home!

Tenure: Freehold.

Council Tax Band: Band-C.

EPC Rating: D-Rating

**Entrance Vestibule 4'3" x 3'11" (1.30m x 1.20m)**

Wooden glazed door to the front elevation. Internal wooden door opening to the Hall.

**Hall 22'9" x 6'4" (max) (6.94m x 1.95m (max))**

Exposed floorboards. Staircase leading to the first floor. Radiator. Under-stairs storage cupboard. Victorian corbel arches.

**Living Room 14'9" x 12'10" (4.52m x 3.93m)**

Exposed floorboards. Hardwood double glazed sash bay window to the front aspect. Log burning stove in the chimney breast. Radiator. Coving & ceiling cornice.

**Dining Room 13'4" x 12'8" (4.08m x 3.87m)**

Open cast-iron fireplace with tiled hearth & backplate in a wooden fire surround. Exposed floorboards. Sash window to the rear aspect. Radiator. Picture rail.

**Kitchen / Breakfast Room 20'11" x 10'4" (6.39m x 3.15m)**

A beautiful, light & airy kitchen area & breakfast room, comprising of a range of wall, base & drawer units. Wood-effect laminate worktops incorporating Belfast sink, 5-ring stainless steel gas hob, double extractor hood & 2x integrated Bosch electric ovens. Integrated dishwasher, fridge & freezer. Storage cupboard. LED downlighting. Radiator. Tiled splash-backs & tiled floor. 2x sash windows to the side aspect.

#### First Floor

##### Landing

Stairs to the second floor. Carpeted.

**Bedroom One 13'0" x 12'9" (3.97m x 3.91m)**

2x sash windows to the front aspect. Cast-iron fireplace. Fitted wardrobe. Carpeted. Radiator.

**Bedroom Two 13'0" x 12'9" (3.98m x 3.91m)**

Sash window to the rear aspect. Cast-iron fireplace. Carpeted. Picture rail. Radiator.

**Bedroom Five / Office 8'11" x 7'8" (2.74m x 2.35m)**

Sash window to the front aspect. Carpeted. Radiator.

**Bedroom Four 10'5" x 7'7" (3.2m x 2.32m)**

Sash window to the side aspect. Carpeted. Radiator.

**Bathroom 8'11" x 7'0" (2.72m x 2.14m)**

Walk-in double shower cubicle. Panel bath. Pedestal hand basin. Low-level W/C. 2x hardwood glazed windows to the side aspect. Vinyl flooring. Chrome heated towel rail.

**Separate W/C 3'10" x 3'4" (1.19m x 1.02m)**

Sash window to the side aspect. Low-level W/C. Hand basin in the vanity unit. Vinyl flooring.

#### Second Floor

**Bedroom Three 15'8" x 10'7" (4.79m x 3.25m)**

Cast-iron fireplace. Window to the front aspect with views over the Town. Carpeted. LED downlighting. Radiator. Access to eaves storage.

#### External

##### Rear Elevation

An enclosed L-shaped courtyard. Paved patio / outdoor seating areas with additional raised decking. Outdoor tap & garden hose. 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 their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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.

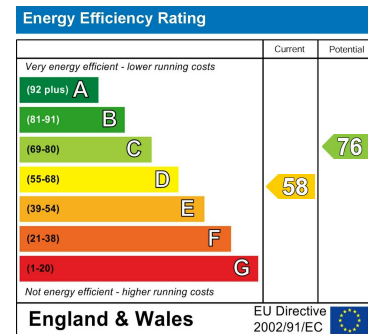
## Area Map



## 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.

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