



# Inglebys

Estate Agents



## 117 Hazelgrove Residential Park Milton Street

Saltburn-By-The-Sea, TS12 1FE

**Offers Over £200,000**



A well-presented two-bedroom Regency-style park home situated on the popular Hazelgrove over-45s development. Measuring approximately 20 x 40, this attractive home offers well-proportioned accommodation designed for comfortable, low-maintenance living.

The property benefits from a pleasant position within the park and provides a peaceful residential setting, ideal for those seeking a relaxed lifestyle. With its classic exterior styling and practical layout, this park home represents an excellent opportunity to enjoy secure, community-focused living in a desirable location.



Early viewing is strongly advised to fully appreciate the accommodation, setting and lifestyle on offer.

Tenure Details:

Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

Lease Charges & Fees: Ground Rent £208.00 pcm

Council Tax Band: Band-A.

EPC Rating: Exempt.

#### Living Room 20'9" x 9'4" (6.33m x 2.87m)

The property benefits from three full height uPVC glazed windows. 2 x Radiators. LED down lights. uPVC French doors open onto the rear garden. A stylish feature electric fire with a stone surround adds a focal point to the room. Double doors lead through to the kitchen/diner.

#### Kitchen / Diner 18'9" x 11'5" (5.73m x 3.50m)

A range of high gloss white units. Stainless steel sink with mixer tap. Integrated washing machine. Neff appliances. Induction hob & oven. Integrated fridge freezer. Laminate worktops. LED down lights. uPVC door leading onto the rear aspect. Laminate flooring. Radiator x 2. Storage cupboard x 2. Breakfast Bar. Velux window. Exposed wooden beam. 2 x uPVC windows to front aspect. French doors leading through to the living room

#### Bathroom 6'3" x 5'6" (1.92m x 1.69m)

Modern white bathroom suite including panel bath, WC & hand basin. Chrome column radiator. uPVC arched window. Fully tiled.

#### Bedroom One 10'2" x 9'6" (3.11m x 2.90m)

Full height uPVC glazing. LED downlights. Radiator. Carpeted.

#### Dressing Room

LED down lights. Carpeted. Built in cabinets & shelving. Radiator.

#### En-Suite 5'0" x 4'4" (1.54m x 1.33m)

Modern suite in Mocha, including a contemporary hand basin neatly set within a matching vanity unit. Low level WC. A walk-in shower enclosed with clear glass panels. LED down lights. Fully tiled. uPVC window.

#### Bedroom Two 7'2" x 7'2" (2.20m x 2.20m)

Full height uPVC glazing. Built in wardrobe. Carpeted. LED down lights. Radiator.

#### External

Stylish, low-maintenance Zen outdoor space, featuring AstroTurf, a paved patio and an elegant rose garden. A decked seating area enhancing outdoor living, complemented by an insulated shed with power, ideal for storage or hobby use.

#### 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.

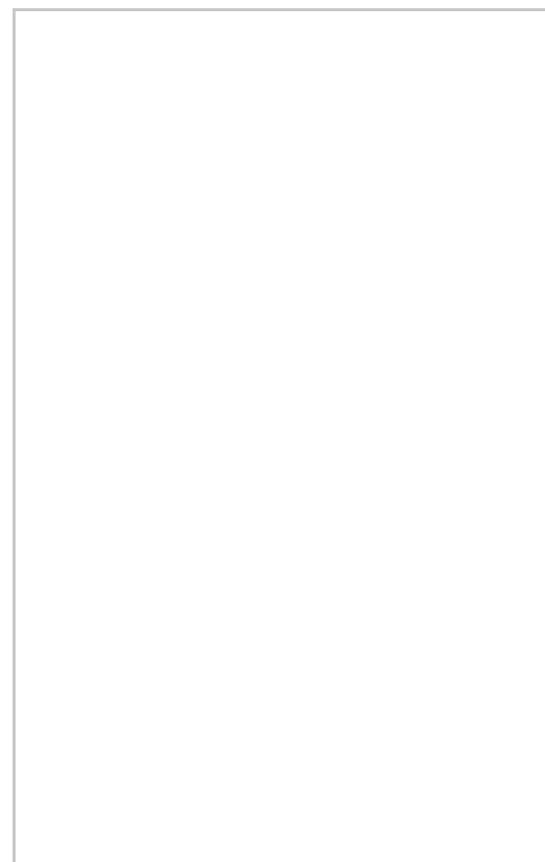
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

## Area Map



## Floor Plans



## Energy Efficiency Graph

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