



# Inglebys

Estate Agents



## 13 Hob Hill Close

Saltburn-By-The-Sea, TS12 1NB

**Offers Over £400,000**



In need of refurbishment, a unique 4-bedroom detached residence, set within an enviable plot with off-street parking & private gardens, making a perfect family home.



Situated in the peaceful and highly sought after Hob Hill Close estate, this bespoke detached property offers the successful buyers the chance to obtain a fabulous family home that you can refurbish to make your own and style to your taste. 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: Redcar & Cleveland Borough Council. Band-E.

EPC Rating: E.

**Entrance Vestibule 6'4" x 3'2" (1.95m x 0.97m)**  
Double wooden doors open to the front elevation. Tiled floor. Glazed double doors with side panels open to the Hall.

**Hall 15'1" x 6'4" (4.60m x 1.95m)**  
Hardwood flooring. Radiator. Staircase leading to the first floor. Under-stairs storage. Access to Ground-Floor W/C.

**Living Room 17'11" x 11'11" (5.47m x 3.64m)**  
Hardwood flooring. 2x UPVC double glazed windows to the front aspect & 2x to the side, allowing plenty of natural light. Marble fireplace with gas fire. Radiator. Double wooden glazed doors open to the Conservatory.

**Conservatory 11'11" x 6'7" (3.64m x 2.02m)**  
Wooden single glazed with doors to each side elevation.

**Dining Room 11'11" x 11'8" (3.64m x 3.56m)**  
2x UPVC double glazed windows to the front elevation. Hardwood flooring. Tiled fireplace with gas fire. Radiator.

**Kitchen 12'1" x 8'7" (3.69m x 2.62m)**  
A range of wall, base & drawer units. Laminate granite effect worktops. Tiled walls. Plumbing for dishwasher. Stainless steel sink with single drainer & mixer tap. 2x UPVC double glazed windows to the rear aspect. Radiator. Integrated double electric oven. Wooden door opening to the Rear Lobby.

**Rear Lobby 5'2" x 3'1" (1.59m x 0.94m)**  
Wooden door to the Rear Garden. Storage cupboard. Courtesy door to the Garage.

**Ground-Floor W/C 6'4" x 2'6" (1.95m x 0.78m)**  
Low-level W/C. Part-tiled walls. UPVC double glazed frosted window to the rear aspect.

**First Floor**

**Landing**  
Window to the rear aspect. Carpeted. Loft hatch.

**Bedroom One 11'11" x 11'9" (3.65m x 3.59m)**  
Fitted double wardrobes. Carpeted. 2x UPVC double glazed windows to the front aspect. Radiator. Coving.

**Bedroom Two 11'11" x 10'11" (3.64m x 3.33m)**  
2x UPVC double glazed windows to the rear aspect & 1x to the side. Fitted wardrobes.

**Bedroom Three 11'11" x 9'11" (3.64m x 3.03m)**  
2x UPVC double glazed windows to the front aspect & 1x to the side.

**Bedroom Four 9'8" x 6'3" (max) (2.97m x 1.92m (max))**  
UPVC double glazed window to the front aspect.

**Family Bathroom 9'4" x 9'0" (2.85m x 2.76m)**  
Panel bath with shower above. Pedestal hand basin. Storage cupboard. 2x UPVC double glazed windows to the rear aspect. Part-tiled walls. Radiator.

**Separate W/C 5'7" x 2'8" (1.71m x 0.82m)**  
Part-tiled walls. UPVC double glazed frosted window to the rear aspect. Low-level W/C.

**External**

**Front Elevation**  
Sloping block-paved single driveway leading to single garage with 'up & over' door, providing off-street parking for up to 2x cars. Garden area laid to lawn with rockery & open access to the Side Elevation.

**Side Elevation**  
Enclosed garden laid to lawn with established borders. Mature hedgerow around the property boundary.

**Rear Elevation**  
Low-maintenance, private paved patio / outdoor seating 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.

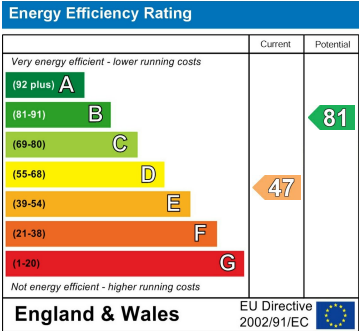
Area Map



Floor Plans



Energy Efficiency Graph



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