Inglebys
Estate Agents



13 Seaton Crescent

Staithes Saltburn-By-The-Sea, TS13 5AY

£205,000

4 1 1 D







Tenure: Freehold
Council Tax: Scarborough B
EPC Rating: D

Entrance Hall 7'5 x 6'1 (2.26m x 1.85m)
uPVC door, uPVC double glazed window, radiator, stairs to the first floot

Cloak Room 6'11 x 3'5 (2.11m x 1.04m)
uPVC window, low level w.c wash hand basin, radiator

Living Room 15'11 x 12'6 (4.85m x 3.81m)
uPVC windows to the front and side aspects, log burning stove, radiator

Kitchen 19'2 x 13'9 (5.84m x 4.19m)
Open-Plan kitchen diner with a range of navy wall base and drawer units, wooden block worktops with inset Belfast sink and mixer tap. Centre island with matching work top, radiator. uPVC window to the rear. French Doors giving access front the dining/seating area to the rear garden.

First Floor
Landing

Bedroom One 12'4 x 10'10 (3.76m x 3.30m)
uPVC window, radiator

Bedroom Two 10'5 x 8'7 (3.18m x 2.62m)
uPVC window, radiator

Bedroom Three 10'8 x 6'9 (3.25m x 2.06m)
uPVC window, frame for raised level bed, radiator

Bedroom Four 10'6 x 6'8 (3.20m x 2.03m)
uPVC window, radiator

Family Bathroom 7'6 x 6'1 (2.29m x 1.85m)
White suite with shower over bath, uPVC window, radiator

Garage
Electric roller shutter door

Externally
Generous plot to three sides laid mainly to lawn with ample space for parking.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

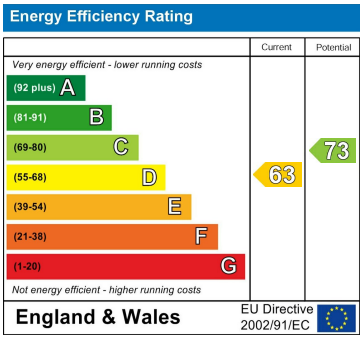
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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