Inglebys
Estate Agents



28 Hazelgrove Residential Park Milton Street

Saltburn-By-The-Sea, TS12 1DE

£185,000

2 2 2

Situated on the popular Hazelgrove development in Saltburn-by-the-Sea, this well-presented New Villa Model park home offers spacious, well-planned accommodation. The property features two double bedrooms, including a principal bedroom with en suite, a bright lounge, separate dining room, fitted kitchen with utility room, study, and a family bathroom.

Occupying a generous plot with private gardens and off-road parking, the home is ideally suited to those seeking comfortable, low-maintenance living in a peaceful coastal setting.

Available with No Onward Chain.

Early viewing is highly recommended.







Offering a peaceful getaway from the urban lifestyle, Tingdene's 'Hazelgrove' development site offers exclusive single-storey living accommodation for the over 45's, providing luxurious and executive homes with various specifications.

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.

Entrance
uPVC window to side aspect. LED downlights. Radiator. Vinyl tiles.

Living Room 14'0" x 13'0" (4.29m x 3.97m)
3 x uPVC windows. 2 x Radiators. Timber frame French doors leading through to the Dining Room. Carpeted.

Dining Room 9'7" x 7'7" (2.93m x 2.33m)
uPVC window. Radiator. Carpeted.

Study 5'1" x 5'0" (1.57m x 1.54m)
uPVC window. Radiator. Carpeted.

Kitchen 10'7" x 9'2" (3.24m x 2.81m)
A range of wall, base & drawer units. Stainless steel sink and drainer. Plumbing for dish washer. uPVC window. Radiator. Integrated fridge freezer. LED downlights. Laminate worktops. Vinyl flooring.

Utility 7'3" x 5'0" (2.22m x 1.53m)
uPVC window. Laminate worktops. Wall units. Plumbing for washing machine. Vinyl flooring continued.

Hallway
Storage cupboard. Radiator. Loft access with extension ladder. Loft is boarded and runs full length of park home.

Bedroom One 10'5" x 10'5" (3.19m x 3.18m)
uPVC window to rear. Radiator. Carpeted.

En - Suite 9'4" x 3'10" (2.87m x 1.19m)
uPVC window. Wlak-in shower with glass enclosure. Low-level W/C. Pedestal hand-basin. Vinyl tile floorin. Chrome towel rail.

Dressing Room
Carpeted. Shelving, Storage.

Bathroom 6'3" x 5'6" (1.93m x 1.68m)
Panel bath. Pedestal sink. Low-level W/C. uPVC window. Vinyl tiles.

Bedroom Two 10'9" x 9'3" (3.28m x 2.84m)
uPVC Bay window. Radiator. Fitted wardrobes. Carpeted.

External
The property features a stylish and well-maintained outdoor space. A paved patio area sits adjacent to the house, furnished with contemporary outdoor seating including a sofa, armchairs, and a coffee table.

The garden is neatly enclosed with fencing on both sides, offering a good degree of privacy. Raised planters and potted greenery line the borders, adding a lush, modern feel without requiring extensive upkeep. Decorative screening panels on the wall enhance the aesthetic and provide additional visual interest.

Towards the rear, there is a secondary seating or dining area with a table and chairs. A garden shed provides practical storage, while the overall layout maximises the available space efficiently.

In addition, the property benefits from a private driveway providing off-street parking for one vehicle, adding further convenience to this attractive and low-maintenance home.

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.

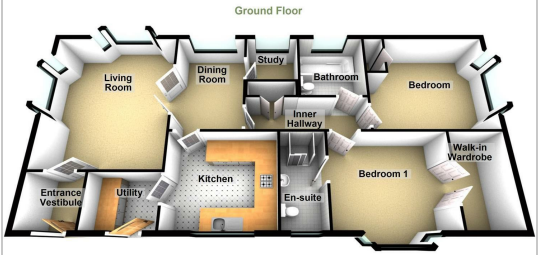
Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

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.

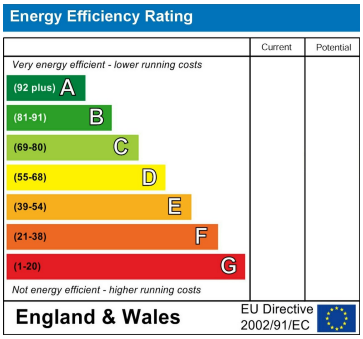
Area Map



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.

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