



# Inglebys

Estate Agents



## 1 Chapel Row, Ruby Street

Saltburn-By-The-Sea, TS12 1EF

**£1,400 Per Calendar Month**



Located in the Heart of Saltburn's bustling Town Centre, an executive 3-bedroom fully furnished end-terrace residence presented to a 'show-home' standard throughout and boasting contemporary family accommodation.



This property offers exceptional family accommodation directly in the centre of Saltburn. Offered to rent fully furnished, and within walking distance to all local amenities, the beach, and Saltburn's rail station & bus links, the property must be viewed in order to be fully appreciated.

Council Tax Band: Band-B.

EPC Rating: B-Rating.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

**Rental Enquiries**

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

**Entrance Vestibule**

Composite UPVC door to the front elevation. Stairs leading to the first floor. Radiator.

**Living Room 16'10 x 11'3 (5.13m x 3.43m)**

A stylish & comfortable living area with UPVC double glazed bay window to the front aspect. Carpeted. Under-stairs storage. Radiator.

**Inner Hall**

**Ground-Floor W/C**

Low-level W/C. Hand basin within the vanity unit. Vinyl flooring.

**Utility Room**

Plumbing for washing machine. A range of base units. Laminate wood-effect worktops with matching upstands, incorporating stainless steel butler sink with mixer tap. Vinyl flooring.

**Kitchen / Dining Area 14'7 x 10' (4.45m x 3.05m)**

A range of wall, base & drawer units. Laminate wood-effect worktops with matching upstands, incorporating composite black sink with single drainer & chrome mixer tap. Integrated electric oven & separate ceramic hob. Extractor hood. Integrated dishwasher. UPVC double glazed window & French doors to the rear aspect. Space for dining table. Vinyl flooring. Radiator.

**First Floor**

**Landing**

UPVC double glazed window to the side aspect. Carpeted.

**Bedroom One 14'5 x 11'3 (4.39m x 3.43m)**

2x UPVC double glazed windows to the front aspect. Dressing table with mirror. Carpeted. Radiator.

**Bedroom Two 13' x 8'1 (3.96m x 2.46m)**

Storage cupboard. UPVC double glazed window. Radiator. Carpeted.

**Bedroom Three 9'10 x 6'0 (3.00m x 1.83m)**

UPVC double glazed window. Carpeted. Radiator.

**Bathroom 7'6 x 7'0 (2.29m x 2.13m)**

Panel bath with thermostatic mixer shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Part-tiled walls. UPVC double glazed window. Vinyl flooring.

**External**

**Rear Elevation**

Enclosed garden area laid to lawn, with additional block-paved patio perfect for outdoor seating.

**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.

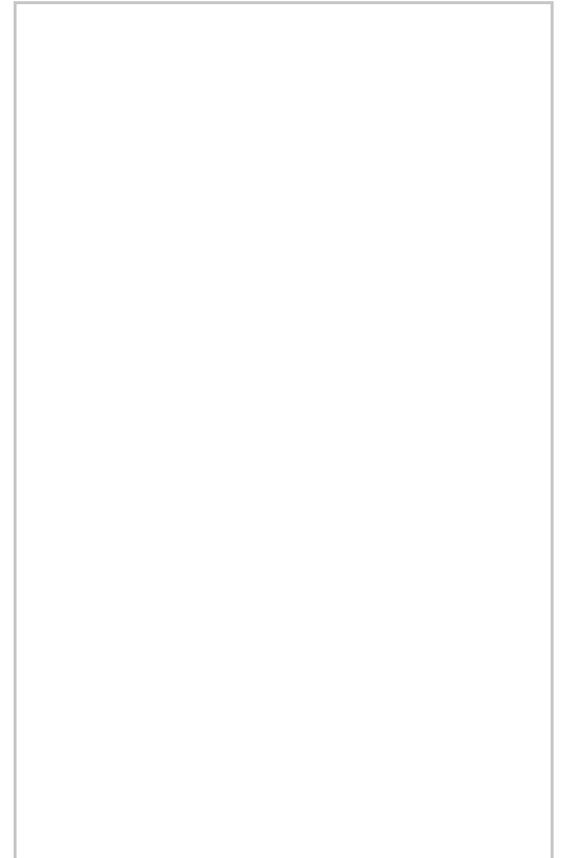
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

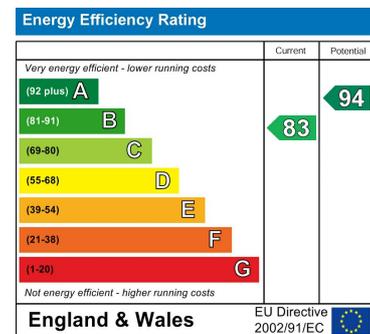
**Area Map**



**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 firm's 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