



## 28 Byland Road

Skelton-In-Cleveland Saltburn-By-The-Sea, TS12 2YW

**Offers Around £175,000**



Immaculately presented, and maintained to the highest of standards throughout, a three bedroom semi detached residence, with ample off street parking, and a large garage/workshop to the rear



Welcome to Byland Road, Skelton- This immaculately presented and meticulously maintained house boasts 1 reception room, 3 bedrooms, and 1 bathroom, offering a cosy and comfortable living space for you and your family.

One of the highlights of this property is the open plan kitchen diner with island, perfect for hosting family gatherings or enjoying a quiet meal. The stunning front garden adds a touch of elegance to the exterior, creating a welcoming atmosphere for you and your guests.

Parking will never be an issue with ample space available, along with a large garage and workshop for those who enjoy DIY projects or need extra storage space. Whether you're a first-time buyer, a growing family, or someone looking to downsize, this property offers something for everyone.

Tenure: Freehold

Council Tax: Redcar & Cleveland B

EPC Rating: C

**Entrance Hall 19'0" x 3'4" (5.81m x 1.03m)**

uPVC front door, radiator, stairs to first floor

**Living Room 13'1" x 11'10" (3.99m x 3.62m)**

uPVC bay window to the front, understairs storage, radiator, carpet

**Kitchen/ Diner 15'3" x 10'11" (4.66m x 3.34m)**

Recently fitted kitchen with a range of wall base units and drawers, wood effect laminate worktops, integrated fridge freezer and washing machine, ceramic sink with mixer tap, eyelevel double oven electric hob with extractor fan, 2 x uPVC windows, uPVC door to the conservatory, radiator

**Conservatory 15'0" x 7'2" (4.59m x 2.2m)**

Glazed conservatory, with radiator

## First Floor

### Landing

uPVC window to the side aspect, loft hatch to part boarded loft housing combi boiler

**Bedroom One 15'4" x 8'9" (4.69m x 2.68m)**

uPVC window to the front aspect, radiator

**Bedroom Two 9'2" x 9'1" (2.8m x 2.78m)**

uPVC window to the rear aspect, fitted wardrobes, airing cupboard radiator

**Bedroom Three 9'6" x 6'5" (2.92m x 1.98m)**

uPVC window to the front aspect, radiator

## Externally

### Front

Private enclosed established garden, laid to lawn with a variety of shrubs and bushes

### Rear

Enclosed rear garden with large garage and workshop, and off street parking for three cars

### 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.

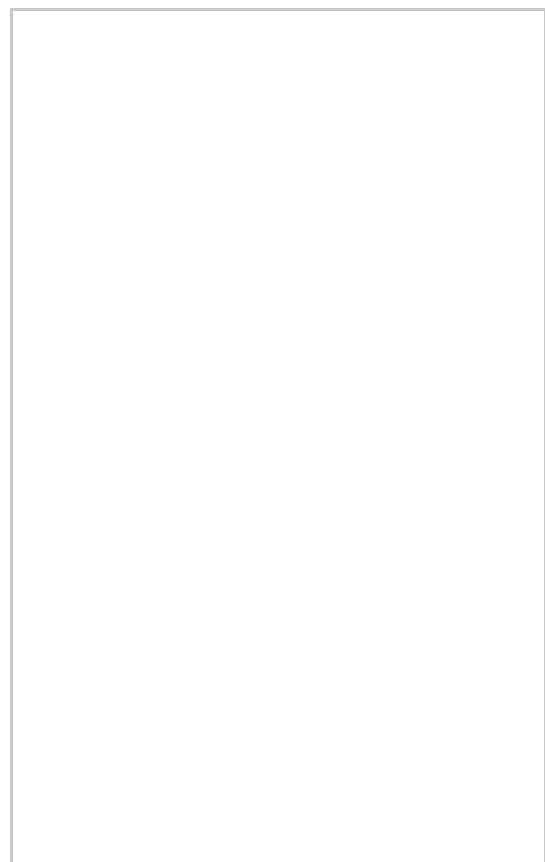
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

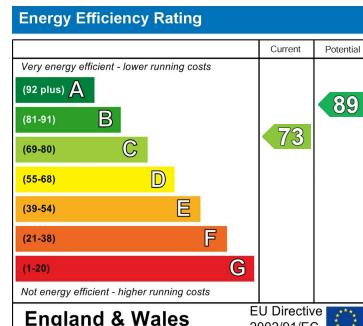
## Area Map



## 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.