



# Inglebys

Estate Agents



## 8 Elliot Street

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

**£70,000**



Located in a quiet location in Skelton Green, a deceptively spacious 2 bedroom mid-terraced residence with enclosed rear yard,



Tenure: Freehold  
Council Tax: Redcar & Cleveland Band A  
EPC Rating: Await EPC

### Entrance Hall

uPVC door to the front aspect

### Living Room 12'9" x 11'11" (3.89m x 3.65m)

uPVC window to the front aspect, radiator, sliding doors to dining area

### Dining Room 12'1" x 9'2" (3.7m x 2.8)

Radiator, stairs to first floor, interior window to kitchen

### Kitchen 11'5" red to 8'11" x 6'10" (3.5m red to 2.73m x 2.09m)

Range of wall base and drawer units, laminate work tops, sink with drainer and mixer tap. Electric oven, gas hob, extractor, radiator

### Bathroom

White suite with shower attachment on tap, glazed screen, low level w.c, wash hand basin in vanity, uPVC window to the side aspect, radiator

### First Floor

#### Bedroom One 12'2" x 9'10" (3.71m x 3.0m)

uPVC window to the front aspect, radiator

#### Bedroom Two 11'4" x 9'7" (3.46m x 2.94m)

uPVC window to the rear aspect, radiator, fixed ladder staircase giving access to loft space

### Loft Space

Fully boarded with Velux windows to the front and rear

### 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.

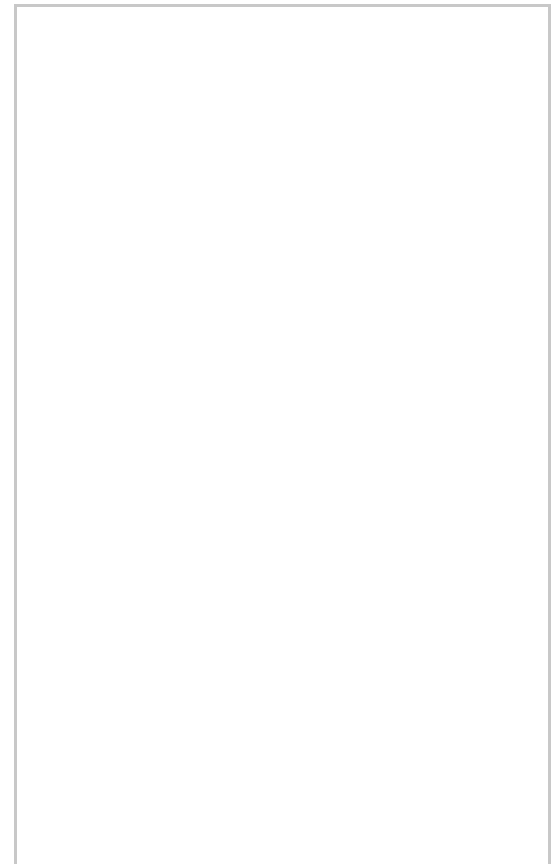
### External

The area beyond the back gate to the rear of the property is privately owned.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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