



Inglebys

Estate Agents



77 Hazelgrove Residential Park

Milton Street Saltburn-by-the-sea, TS12 1FE

£159,950



Situated within the serene Hazelgrove Residential Park on Milton Street, Saltburn-by-the-Sea, this charming park home offers a delightful retreat for those aged over 45. Built in 2017, the Hayden model boasts a well-thought-out layout, providing a comfortable living space of 20 x 40 feet.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. The property features two inviting bedrooms, including a master suite with an en suite bathroom and walk-in wardrobe.

The park home also includes parking for one vehicle, adding to the convenience of living in this tranquil setting.



Hazelgrove Residential Park is known for its peaceful atmosphere and community spirit, making it an ideal choice for those seeking a quieter lifestyle. With its modern amenities and lovely surroundings, this park home is a perfect opportunity for anyone looking to downsize or enjoy a more relaxed way of life. Don't miss the chance to make this delightful property your new home.

Tenure: Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: Exempt.

Entrance

uPVC glazed front door. Radiator. Storage. LED downlights. Laminate flooring. Floor to ceiling window to the side aspect.

Living Room 14'0" x 10'11" (4.29m x 3.35m)

3 x uPVC window. Electric fire feature with surround. Radiator. Carpet flooring.

Kitchen 10'6" x 9'2" (3.22m x 2.81m)

uPVC window. Range of cream wall, base and drawer units. Integrated double oven. Gas hob. Stainless steel sink with drainer and mixer tap. Integrated dishwasher and fridge freezer. Wood effect laminate worktop. Laminate flooring.

Diner 10'6" x 9'6" (3.22m x 2.90m)

uPVC French doors to rear. Radiator. Laminate floor.

Bedroom One 9'6" x 9'6" (2.90m x 2.90m)

uPVC window. Radiator. Carpet flooring.

Walk-in Wardrobe 8'6" x 4'7" (2.60m x 1.41m)

Storage. Shelving. Radiator. Carpet flooring.

En-Suite 8'5" x 4'1" (2.59m x 1.27m)

uPVC window. Walk-in shower with glass enclosure. Low-level W/C. Pedestal hand-basin. Radiator.

Bedroom Two 9'6" x 8'5" (2.92m x 2.59m)

uPVC window. Fitted wardrobes. Carpet flooring. Radiator.

Garage

External

Wrap-around private enclosed garden laid to lawn. Garden shed.

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.

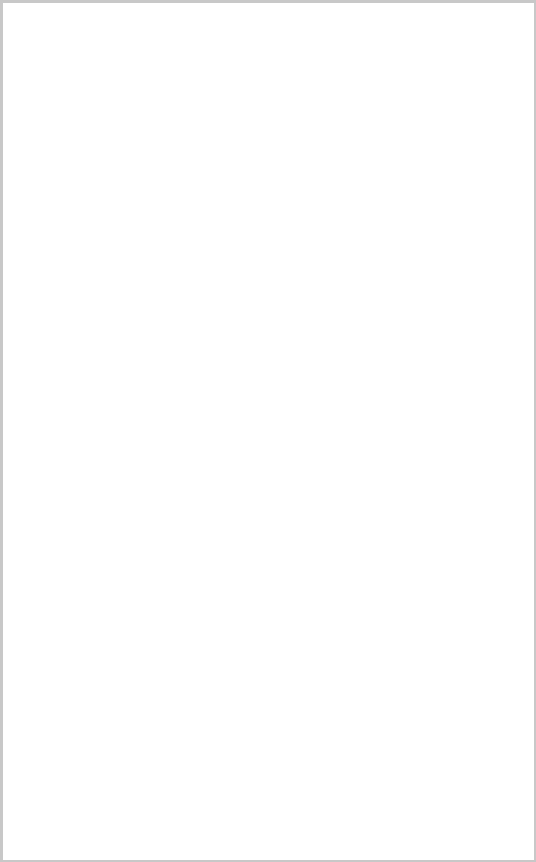
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

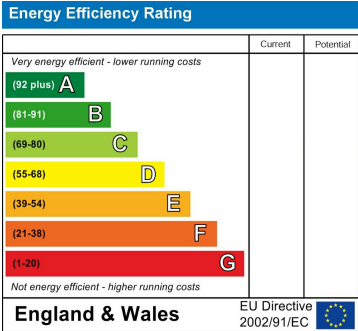
Area Map



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.