



52 York Road , Redcar, TS10 5AH

Offers In The Region Of £134,900



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HALLWAY

6'6" x 14'2" (1.98m x 4.32m)

Step through the robust wooden door, set beyond the easy-care front garden, and you're welcomed into a sunlit hallway. This inviting space offers access to the reception room, a convenient ground floor w.c., and the staircase leading up to the first floor.

RECEPTION AREA

10'6" x 24'10" (3.20m x 7.57m)

The reception area greets you at the front of the property, bathed in natural light from the large bay window. There's ample space for a comfortable three-piece suite, with room left over for extra storage units or bookshelves. The eye is immediately drawn to the handsome stone fire surround, complete with a coal effect gas fire that promises cozy evenings. A generously sized radiator keeps the room warm, and an open plan layout seamlessly connects the reception area to the dining space beyond.

DINING AREA

10'6" x 24'10" (3.20m x 7.57m)

This open plan layout continues throughout the ground floor where the reception area flows into the kitchen and out to the Garden Room. There's plenty of room for a spacious family table, making it perfect for celebrations, gatherings or everyday meals. Warmth radiates from the built in radiator, while a charming alcove adds character and extra space for storage or display.

KITCHEN

7'11" x 18'0" - 8'10" x 9'10" (2.41m x 5.49m - 2.69m x 3.00m)

An elegant archway leads directly into the kitchen which is lined with a generous selection of light wood-effect cabinets—wall-mounted, base, and drawers all adding a modern but homely feel to the space. Dark countertops provide a striking contrast, offering plenty of space for meal preparation.

There's ample room for free-standing appliances, further storage or perhaps a breakfast table and chairs table which can be discreetly located out of sight of the main dining and reception areas.

A secure wooden door leads directly from the kitchen into the Garden room.

GROUND FLOOR W.C

6'4" x 3'0" (1.93m x 0.91m)

On the ground floor, there's a convenient two-piece bathroom suite just off of the main hallway. This space includes a hand basin and a low-level toilet, both designed for everyday practicality. A radiator keeps the room warm and comfortable, making it both functional and inviting for guests or family members.

GARDEN ROOM

14'3" x 9'5" (4.34m x 2.87m)

The vendor has thoughtfully transformed the outdoor space, creating a charming garden room that's ideal for entertaining guests. This inviting retreat flows into a lovely rear garden, offering a perfect blend of indoor comfort and outdoor beauty, and provides the perfect location to sit and unwind, read and watch the wildlife.

LANDING

6'4" x 9'1" (1.93m x 2.77m)

From the landing, natural light pours in through a generous window, illuminating the way to three well-proportioned bedrooms, a thoughtfully designed family bathroom, and convenient access to the loft above.

BEDROOM ONE

8'11" x 12'9" (2.72m x 3.89m)

The first bedroom is positioned at the front of the house, where natural light pours in through a generous bay window and brightens up the space. There's plenty of room for a double bed, with enough floor area left for extra storage furniture without feeling cramped. Built-in sliding wardrobes stretch along one wall, offering a solution for clothes and clutter. A radiator sits beneath the window, keeping the room warm and cozy on chilly days.

BEDROOM TWO

8'8" x 11'10" (2.64m x 3.61m)

Tucked away at the back of the property, the second bedroom offers a peaceful retreat. There's plenty of room for a double bed, and the layout easily accommodates extra storage units without feeling crowded. Natural light spills in through a well-placed window, while a radiator keeps things cozy year-round. Built-in storage cupboards provide a practical touch, making it easy to keep the space tidy and organized.

BEDROOM THREE

6'4" x 6'8" (1.93m x 2.03m)

The third bedroom sits at the front of the house, catching the soft light that filters in through a well-sized window. Though compact, there's room for a comfortable single bed and a selection of smaller storage pieces.

A radiator beneath the window keeps the space warm and inviting, making it a cozy retreat.

FAMILY BATHROOM

6'4" x 6'2" (1.93m x 1.88m)

The tiled family bathroom features a classic three-piece suite, including a panelled bathtub fitted with an electric shower and a clear glass screen for effortless bathing. A hand basin sits nearby, complemented by a low-level toilet. Natural light filters in gently through a frosted window, preserving privacy while brightening the space. A radiator ensures the room stays warm and comfortable, while the laminate flooring provides both durability and a clean, contemporary look.

LOFT SPACE

9'8" x 11'5" (2.95m x 3.48m)

Whilst access to the main loft is via a hatch on the landing, a large section of the loft has undergone conversion with access via ladders hidden behind its own door. Once inside, the space is lit by electric light and a skylight window that fills the room with natural light and makes this an ideal space for remote working, a play room or temporary additional guest bedroom.

EXTERNAL

The property features a neat, and low-maintenance front garden bordered by a classic brick wall, creating a welcoming first impression. A shared driveway extends alongside the house, providing easy access to a longer than average brick garage—ideal for both parking and storage. At the back, you'll find a generous block-paved garden designed for minimal upkeep, accented by established shrubs that bring a touch of greenery. A practical shed sits at the far end, perfect for storing tools or outdoor equipment.

USEFUL INFORMATION

This delightful chain free property is only 3 minutes walk to the beach, sand dunes and local golf course, and 10 minutes walk to the town centre and to Locke Park.

Tel: 01642 688814

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation.

Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

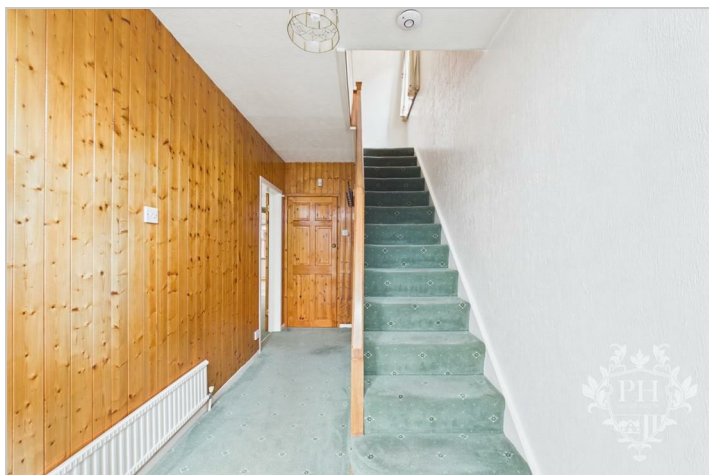
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before

proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
 - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
 - We reserve the right to amend or withdraw this property from the market at any time without notice.
 - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
 - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
 - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
 - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.



Road Map



Hybrid Map



Terrain Map



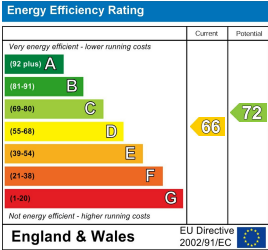
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

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.