

**FOR SALE**



**Hilda Place, Saltburn-by-the-sea**

**5 Bedrooms, 2 Bathroom, Mid Terraced House**

**£460,000**

**MARTIN&CO**



## Hilda Place, Saltburn-by-the-sea

5 Bedrooms, 2 Bathroom

**£460,000**

- Deceptively Spacious Home
- Boasting Many Original Features Throughout
- Presented to a High Standard
- Set Over 3 Storeys
- Recently Renovated Kitchen



FULL DESCRIPTION Martin & Co Guisborough is delighted to bring to the market this deceptively large home set over 3 storeys, a fine example of a 5-bedroom Victorian terraced residence. Boasting many original features and finished to a high standard throughout. Delightfully, situated in the heart of Saltburn, within walking distance to the town centre & beach, early viewing is strongly advised.

This property has the wow factor and the curb appeal, benefitting from a inviting front entrance with a feature Victorian-style tiled pathway leading to the grand front door. The front garden has mature planting and is laid to lawn & the rear courtyard provides secure off-street parking or a private area to relax.

### GROUND FLOOR

**ENTRANCE VESTIBULE** Wooden entrance door, ceiling cornice, dado and wooden glazed door leading to hallway.

**HALLWAY** With original period features including ceiling cornice, picture rail, dado rail, decorative corbels, wall mounted traditional column radiator, tiled flooring, understairs cupboard and stairs leading to the first floor.

**LIVING ROOM** 14' 4" x 14' 10" (4.37m x 4.52m) To front aspect. Ceiling cornice, period fireplace with decorative wooden surround and tiled hearth incorporating working open fire, carpet flooring, picture rail, designer column radiator and original sash double glazed windows into bay with central heating radiator.

**DINING ROOM** 14' 5" x 12' 11" (4.39m x 3.94m) To rear aspect. Ceiling cornice, picture rail, working open fire with fire surround and tiled hearth, carpet flooring, designer column radiator and original sash windows.



**DINING KITCHEN 19' 2" x 10' 10"** (5.84m x 3.3m) To rear aspect. Fully fitted Siematic kitchen. Range of wall, base and drawer units with matt white fascias, 1.5 bowl coloured inset sink unit, Quooker Hot tap and Quooker mixer tap, Quartz splash backs, Quartz work surfaces, BORA induction hob, built in electric twin oven, integrated fridge, integrated freezer, integrated dishwasher, LVT flooring, inset lighting, two designer column radiators, three sash windows, rear door leading to courtyard archway leading to utility room and cloakroom.

**UTILITY ROOM 9' 0" x 7' 2"** (2.74m x 2.18m) To rear aspect. Base units with matt white fascias and open shelving units, coloured inset sink unit, Quooker mixer tap, quartz work surfaces & splash back, plumbing for washing machine, concealed Glow Worm gas central heating boiler, designer column radiator, inset lighting and uPVC window.

**WC** White low level WC with push button flush, LVT

flooring and uPVC window.

#### FIRST FLOOR

**LANDING** With split level staircase, leading to first floor, dado rail, designer column radiator and inset lighting.

**BATHROOM 11' 1" x 9' 5"** (3.38m x 2.87m) Partial wood panelled walls. White suite comprising: low level WC, pedestal wash hand basin, roll top bath with traditional bath tap, walk in shower cubical with tropical rain shower head, extractor, parquet style LVT flooring, designer column radiator, fitted storage cupboard and two opaque sash windows.

**BEDROOM 5 / OFFICE 7' 8" x 6' 7"** (2.34m x 2.01m) To rear aspect. Carpet flooring, designer column radiator and two sash windows.

**BEDROOM TWO 14' 1" x 12' 6"** (4.29m x 3.81m) To rear aspect. Ceiling cornice, dado rail, original feature fireplace with working open fire, designer column



radiator, carpet flooring and double glazed sash window.

**DRESSING AREA 14' 3" x 6' 7"**  
 (4.34m x 2.01m) To front aspect.  
 Fitted wardrobes including matching drawer unit with glass display shelving, designer column radiator, carpet flooring, sash window and archway leading to primary bedroom.

**PRIMARY BEDROOM 14' 1" x 12' 5"**  
 (4.29m x 3.78m) To front aspect.  
 Ceiling cornice, feature fireplace with working open fire and tiled hearth, decorative column radiator, carpet flooring and double glazed sash bay window.



**SECOND FLOOR**

**LANDING** With split level staircase, sash window to rear access and loft access hatch.

**BEDROOM FOUR 11' 3" x 11' 1"**  
 (3.43m x 3.38m) To rear aspect.  
 With dormer window, central heating radiator, carpet flooring and two eaves storage cupboards.

**BEDROOM THREE 11' 4" x 8' 11"**  
 (3.45m x 2.72m) To front aspect.  
 Central heating radiator, carpet flooring, eaves storage cupboard and dormer window.



**SHOWER ROOM** Clad walls, corner shower cubicle with electric shower, extractor fan, low-level W/C, wash-hand basin with vanity unit, central heating radiator, Karndean flooring, eaves storage and Velux window to the front aspect.

**EXTERNALLY**

**FRONT GARDEN** An enclosed garden area laid to lawn with established borders. Feature Victorian-style tiled pathway.

**REAR COURTYARD** An enclosed courtyard with electric point & electric roller door leading to the alley.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2027.92 ft<sup>2</sup>  
188.4 m<sup>2</sup>

Reduced headroom

0.75 ft<sup>2</sup>  
0.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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