



# Inglebys

Estate Agents



## Guisborough Road

Saltburn-by-the-sea, TS12 1NJ

**Offers Around £295,000**



A unique opportunity to purchase arguably one of the most desirable building plots in Saltburn. This plot with full planning permission provides views of Saltburn golf club and is within walking distance to local leisure facilities.



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Desirably located opposite Saltburn Golf Club, this building plot offers full planning permission for a detached 3-bedroom bungalow with single detached garage to the rear.

Please don't hesitate to contact our office for further details.

Property Reference: SB936A

Tenure Details: Freehold

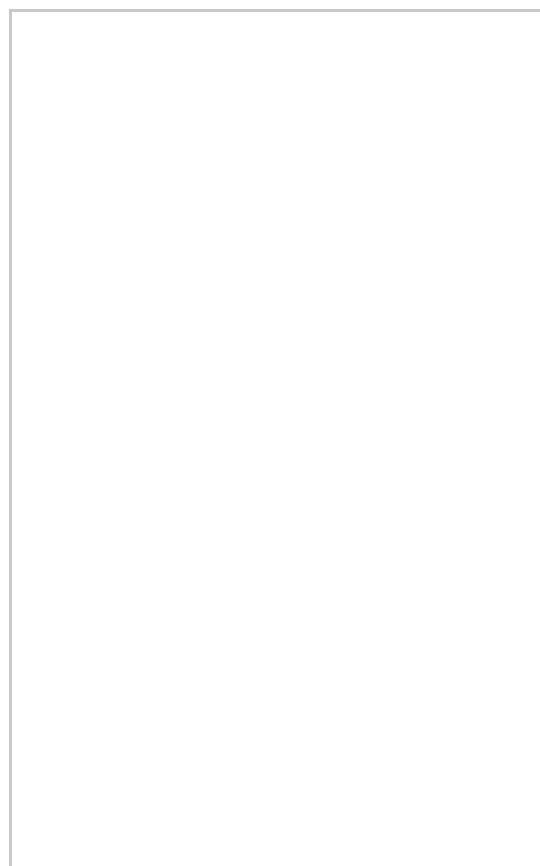
Council Tax Band: N/A.

EPC Rating: N/A.


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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.

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