



Inglebys

Estate Agents



15 Mount Pleasant

Carlin How, TS13 4EJ

£125,000



A beautifully presented 2-bedroom terraced residence, boasting open views to the front aspect, and only a short walk from Skinningrove's Cattersty Sands Beach.



Close to all local amenities & transport links, the property is presented to a beautiful standard throughout. Offering ground-floor and first floor bathrooms, 2x double bedrooms, and with open views of the surrounding countryside to the front aspect, a fantastic first-time buy / family home alike.

Tenure Details: Freehold.

Council Tax Band: Band-A.

EPC Rating: Awaiting New Certificate.

Entrance Hall 20'2" x 2'9" (6.16m x 0.84m)

UPVC double glazed door to the front elevation. Carpeted. Radiator. Stairs leading to the first floor.

Living Room 15'10" x 11'6" (4.85m x 3.51m)

UPVC double glazed bow window to the front aspect. Carpeted. Wooden fire surround. Radiator.

Kitchen & Dining Area 14'4" x 11'6" (max) (4.37m x 3.51m (max))

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink. Integrated electric oven & gas hob. Extractor hood. Plumbing for washing machine. Space for fridge / freezer. Under-stairs storage cupboard. 2x UPVC double glazed windows to the side & rear aspects, and UPVC door opening to the rear courtyard.

Ground-Floor Bathroom 7'6" x 6'10" (2.31m x 2.09m)

Panel bath with electric shower above. Low-level W/C. Pedestal hand basin. Storage cupboard. Chrome heated towel rail. Part-cladded walls. Extractor fan. UPVC double glazed window to the side aspect.

First Floor

Split-Level Landing

Split-level landing providing access to Family Bathroom, and stairs continuing to the First Floor.

Family Bathroom 11'2" x 8'5" (3.41m x 2.57m)

Panel bathtub with shower attachment. Walk-in shower cubicle. Pedestal hand basin. Low-level W/C. Storage cupboard. UPVC double glazed window to the rear aspect. Chrome heated towel rail.

Landing

Carpeted. Loft hatch.

Bedroom One 15'0" x 11'3" (4.59m x 3.44m)

Sliding mirrored wardrobes. Carpeted. UPVC double glazed window to the front aspect with views over the surrounding countryside. Radiator.

Bedroom Two 10'10" x 9'2" (3.32m x 2.81m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

External

Front Elevation

Enclosed courtyard with gated access to the street.

Rear Elevation

Enclosed courtyard with brick outhouse, and gated access to the alley.

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.

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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Area Map



Floor Plans



Energy Efficiency Graph

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