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Estate Agents



Hillingdon House Greta Street

Saltburn-By-The-Sea, TS12 1LS

Offers Around £850,000



Presented to a Show-Home standard throughout, featuring a recently extended open-plan kitchen, dining & family room with no expense spared, a truly magnificent double-fronted 5-bedroom Victorian detached residence. With a perfect blend of modern-day living & original Victorian features, this bespoke, executive family home must be viewed to be truly appreciated.



Offering a lifestyle like no other, Hillingdon House is ideally situated within walking distance to Saltburn's thriving Town Centre, close to local amenities including independent bars, bistros, shops, leisure facilities, transport links and woodland & beach walks. Close enough for convenience, yet tucked away from the everyday hustle & bustle, Greta Street offers peaceful, highly sought after family homes.

Upon entering Hillingdon House, you are greeted with a light & airy Hall, featuring beautiful Kardean flooring, with access to the 2x reception rooms, both with open fires, and access to the recently extended open-plan Kitchen, Dining & Family Room. Boasting an executive, contemporary finish, a perfect living space for quality family time together.

To the first floor, 5x bedrooms offer ample space for the family, with facilities to accommodate a home office and guest bedrooms.

Externally, enclosed gardens & patio / seating spaces offer private outdoor entertaining areas, with additional graveled driveway offering secure off-street parking.

Tenure Details: Freehold.

Council Tax Band: Band-E.

EPC Rating: D Rating

Entrance Vestibule 7'9" x 4'7" (2.38m x 1.41m)

Traditional tiled floor. Wooden door to the front elevation. Wooden door opening to the Hall.

Hall 18'6" x 7'9" (5.64m x 2.38m)

Beautiful Kardean flooring. Staircase leading to the first floor. Traditional radiator. Under-stairs cloak-room.

Living Room 13'10" x 13'9" (4.23m x 4.20m)

Sash bay window to the front aspect. Kardean floor. Original cast-iron open fireplace housed in a feature surround with marble hearth. Coving & ceiling rose. Picture rail. Radiator.

Sitting Room 15'0" x 13'10" (4.58m x 4.22m)

Sash bay window to the front aspect. Kardean floor. Open cast-iron fireplace housed in a feature surround with marble hearth. Coving. Picture rail. Radiator. Access to the Conservatory.

Conservatory 13'5" x 9'11" (4.09m x 3.04m)

Recently constructed (2021) Anthracite Grey UPVC double glazed Conservatory with full tinted glass roof. Carpeted. UPVC double glazed French doors open to the Rear Garden.

Open-Plan Kitchen, Dining & Family Room 31'2" x 31'1" (max) (9.52m x 9.49m (max))

Constructed in 2022, and finished to an impeccable standard with no expense spared by the current owners, this fabulous open-plan Family Room is one of the key features of Hillingdon House. Welcomed by a stunning 2-Tone fully fitted kitchen with centre island & breakfast bar, offering a range of wall, base & drawer units. 2x integrated eye-level Miele electric ovens with separate AEG 5-ring induction hob & extractor hood. Integrated dishwasher, separate tall fridge & freezers, under-counter LED lighting, with additional plinth & kickboard lighting. Boiling water tap with the option for filtered water in the centre island. LED downlighting throughout, along with feature lighting over the breakfast bar. Pantry & store rooms. Rustic oak laminate flooring throughout.

Walking through the kitchen to the dining / living areas, 2x large canopy skylights, with fitted black-out blinds flood the room with natural lighting. Luxury 'Venezia Peninsular 3-Sided' contemporary gas fire acting as a central feature for the room. 3x floor-to-ceiling anthracite grey UPVC double glazed windows to the side & rear aspects. Anthracite grey UPVC French doors to the side aspect & aluminium tri-folding doors open to the rear aspect. Under-floor heating throughout the room, along with injected insulation to all walls.

Utility Room 8'10" x 5'3" (2.71m x 1.61m)

Rustic oak laminate flooring continues from the Family Room. Wall & base units, matching the kitchen. Access to the Ground-Floor W/C.

Ground-Floor W/C 6'5" x 3'10" (1.97m x 1.17m)

Low-level W/C. Vanity unit with hand basin. UPVC double glazed anthracite grey window to the side aspect. Kardean flooring.

First Floor

Gallery Landing

A light & airy landing space with window to the side aspect & loft hatch leading to part-boarded loft.

Bedroom One 14'11" x 13'10" (4.56m x 4.23m)

Fitted wardrobes within the chimney alcoves. Original cast-iron fireplace. Coving & picture rail. 2x sash windows to the front aspect. Radiator.

Bedroom Two 13'8" x 10'10" (max) (4.19m x 3.31m (max))

Fitted wardrobes within the chimney alcoves. Original cast-iron fireplace. Coving & picture rail. 2x sash windows to the front aspect. Radiator.

Bedroom Three 9'9" x 9'8" (2.99m x 2.97m)

Sash window to the side aspect. Radiator.

Bedroom Four 10'5" x 9'1" (3.19m x 2.78m)

Currently used as an Office. Sash window to the front aspect. Coving & picture rail. Radiator.

Bedroom Five 8'0" x 5'9" (2.44m x 1.77m)

Sash window to the rear aspect. Radiator.

Family Bathroom 8'10" x 7'11" (2.71m x 2.43m)

Panel bath. Corner shower cubicle. Pedestal hand basin. Tiled floor. Sash window to the rear aspect.

Separate W/C 5'4" x 2'11" (1.63m x 0.89m)

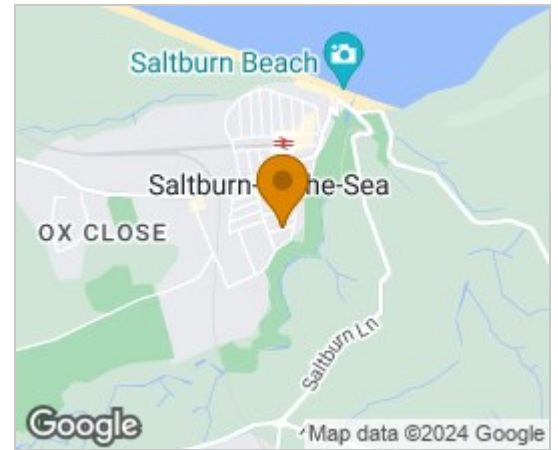
Low-level W/C. Wood paneling. Window to the rear aspect.

External

Rear Elevation

A fabulous enclosed 'sun-trap' garden, laid to lawn with additional paved outdoor seating areas providing ample outdoor entertaining space. Outdoor lighting to the recently constructed Kitchen / Family Room extension. Wooden gate opens to Upleatham Street. Pathway leading to an additional graveled driveway providing off-street parking. Log-store & workshop with power & light. Recently fitted anthracite grey roller shutter door which opens to the side alley.

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	57	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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