



Inglebys

Estate Agents



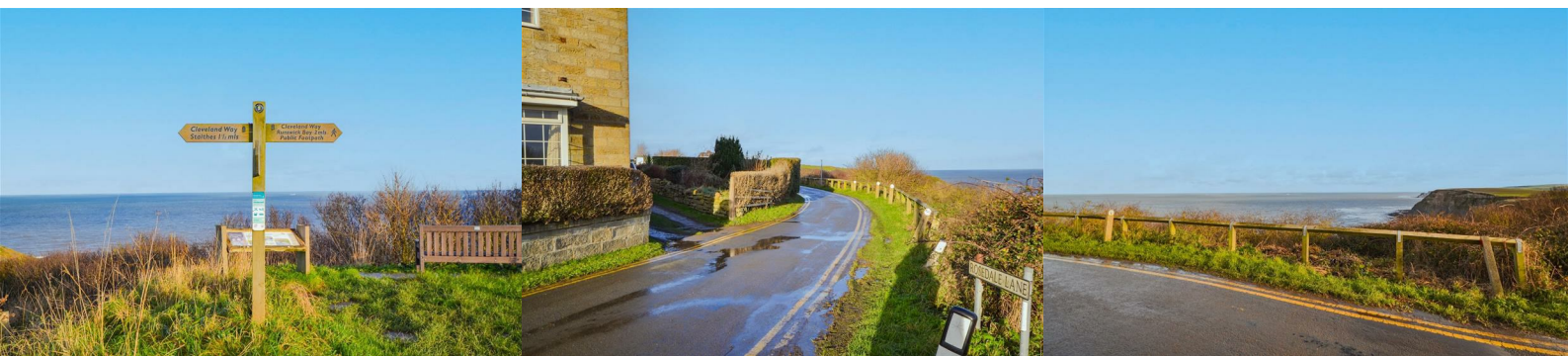
79 Rosedale Lane

Port Mulgrave, TS13 5LD

Reduced To £275,000



Sold with vacant possession, motivated seller! Very seldom do these properties become available on the open market, and with good reason!!! Located on The Cleveland Way between Staithes and Runswick Bay, a charming 3 bedroom stone cottage offering spectacular views over the sea and cliffs with off street parking garage and extensive garden.



Located on the Cliff top, in the historic and former Ironstone exporting port of Port Mulgrave. Originally built to house the Pay office, with the Mine Manager occupying the property next door, 79 Rosedale Lane is steeped in history, and must be viewed to be fully appreciated. Occupied by its current owner since 1952, this charming Residence has many original features including a working coal stove in the main living room. The property has stunning views to the front and side aspects, and the placement of it's many windows allows the sea and cliff views to be seen from most rooms. The property is on The Cleveland Way, between Staithes and Runswick Bay, offering perfect access to coastal routes, The property further benefits from off street parking, garage and a large rear garden. In need of some refurbishment, a fantastic Coastal Retreat, or an all round perfect Family Home

Tenure - Freehold

Council Tax Band - D

EPC Rating - F Rating

Entrance Porch

uPVC door

Hall

Stairs to First Floor

Lounge 16'11" x 12'2" (5.16m x 3.73m)

uPVC bay window with sea/cliff views, coal range stove (which can be opened back up), double radiator, large understairs storage cupboard with light, carpet

Reception Two 19'6" x 11'6" (5.95m x 3.52m)

uPVC bay window to the front and two further uPVC Bay windows to the side aspect all offering sea/cliff views, open fire with tiled hearth and backplate

Kitchen/Diner 20'7" x 8'0" (6.28m x 2.46m)

Range of wall, base and drawer units, marble effect worktops, stainless steel sink and drainer, electric slot in oven, plumbing for washing machine, floor mounted oil boiler. 3 uPVC windows to the rear and side aspects, door leading to the rear, radiator

First Floor

Landing area with uPVC window to the rear, three radiators, loft hatch giving access to a half boarded loft with lighting

Bedroom One 11'10" x 9'3" (3.62m x 2.84m)

uPVC window to the front aspect

Bedroom Two 11'8" x 9'1" (3.56m x 2.77m)

uPVC window to the front, large cupboard which could be used as a walk in wardrobe

Bedroom Three 8'9" x 7'1" (2.67m x 2.17m)

uPVC window to the rear

Bathroom 8'2" x 7'4" (2.5m x 2.25m)

White suite with easy access walk in bath, shower over, airing cupboard housing water tank, window to the rear, double radiator

Externally

Garage and a half with mezzanine for storage, electricity and lighting, roller shutter door

Large rear garden

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.

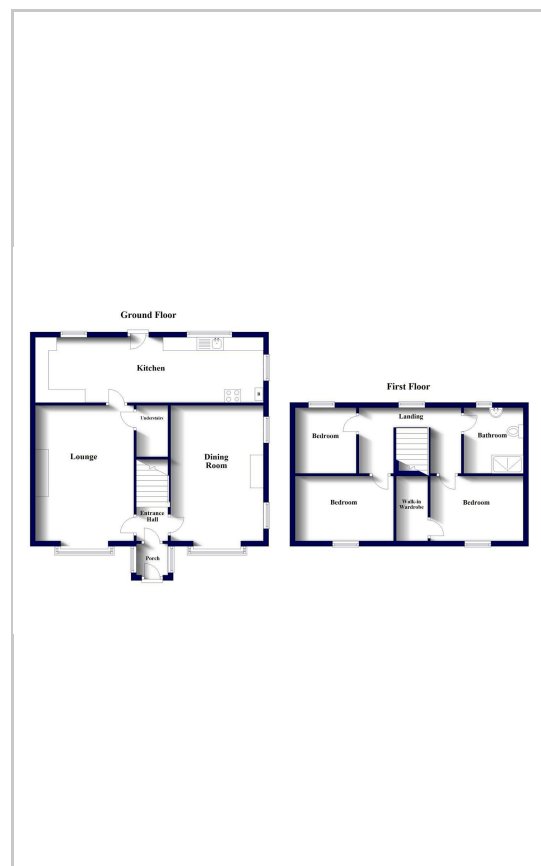
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

