



Inglebys

Estate Agents



31 Huntcliffe Drive

Brotton, TS12 2QL

Price Guide £155,000



Offered for sale, a two-bedroom semi-detached bungalow in the sought after location of Huntcliffe Drive in Brotton, with views over Skelton and Saltburn from the rear. Access to the public footpaths from the rear garden which lead towards Saltburn and local woodland.



Benefiting from a driveway for up to three cars, a detached single garage with electricity and lighting, an open plan lounge/dining area, two double bedrooms with gardens to the front and rear with beautiful raised decking area with sea views over Saltburn and Skelton.

Tenure Details: Freehold

Council Tax Band: Band B.

EPC Rating: D Rating

Porch

Wood effect tiled flooring, white uPVC front door and windows.

Hallway

Accessed from the front porch with double glazed door to hallway, carpet to the floor, double radiator and 2 x storage cupboards.

Lounge/Dining area 23'5" x 13'4" reducing to 9'5" (7.14m x 4.08m reducing to 2.88m)

An L-shaped lounge dining room with uPVC window to the front aspect and double radiator, carpet to the floor, single radiator to the dining area and white uPVC French doors overlooking the rear decking area.

Kitchen 9'11" x 9'10" (3.04m x 3.00m)

Wood effect vinyl flooring with a range of base units finished with white shaker style doors and drawer fronts, woodblock effect worktops with tiled splashbacks, 1 1/2 bowl stainless steel sink/drainers with chrome mixer tap, uPVC window to the rear aspect with views to Skelton and Saltburn, plumbing for washing machine, stainless steel gas hob, electric oven with white hood, chrome heated towel rail and uPVC double glazed door to the rear garden/decking.

Bedroom One 12'10" x 11'5" (3.92m x 3.48m)

A double bedroom with carpet to the floor, uPVC window to the front aspect and single radiator.

Bedroom Two 10'11" x 10'0" (3.35m x 3.06m)

Another double bedroom with carpet to the floor with uPVC window to the rear aspect, single radiator.

Bathroom 7'9" x 5'5" (2.37m x 1.67m)

Wood effect vinyl flooring with white P-shaped jacuzzi bathroom suite, glass screen with shower over bath, tiled walls, uPVC window to the side aspect and chrome heated towel rail.

Externally

FRONT.

Garden laid to lawn with established hedge providing privacy, driveway suitable for up to three cars and access to the single detached garage with up and over door, lighting and electricity.

REAR.

Tiered decking area with some fabulous views, steps down to the lawned rear garden with established hedgerows and gate to the public footpath at the rear. There is also side access to the driveway and garage...

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.

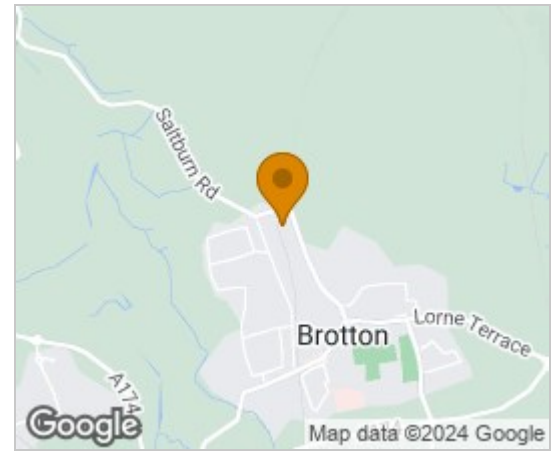
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

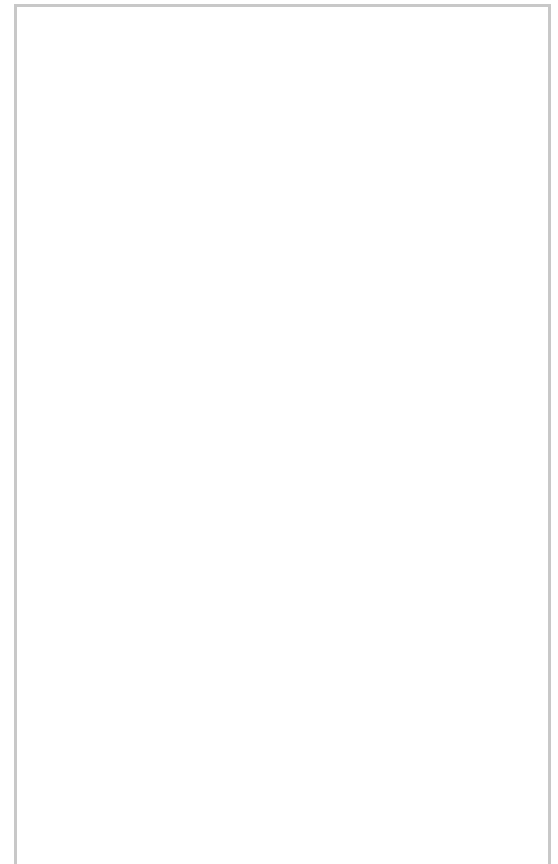
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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

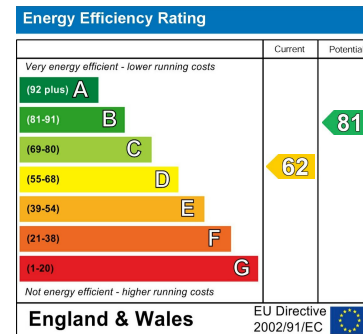
Area Map



Floor Plans



Energy Efficiency Graph



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