



## Milton Street

Saltburn-By-The-Sea, TS12 1DE

**£169,500**



Situated on a lovely plot on the Hazelgrove Residential Park Development in the charming Saltburn-By-The-Sea, this 2 bedroom park home offers a delightful lifestyle choice for those over 45.



The property boasts a cosy reception room, two comfortable bedrooms, and two modern bathrooms, providing ample space for relaxation and privacy.

This home features quality fixtures throughout, ensuring a comfortable and stylish living environment. The convenience of parking for two vehicles adds to the appeal of this property, making coming and going a breeze.

One of the standout features of this home is its low-maintenance wrap-around gardens, perfect for those who appreciate outdoor spaces without the hassle of extensive upkeep. Imagine enjoying a cup of tea in the serene surroundings of your own garden.

Situated just a short walk or drive away from Saltburn's bustling town centre, residents can easily access a variety of amenities, including shops, restaurants, and entertainment options. The appeal of one-level living further enhances the convenience and accessibility of this property, catering to individuals looking for a comfortable and practical living space.

Don't miss out on the opportunity to own this lovely park home in a sought-after location. Embrace a relaxed and convenient lifestyle in Saltburn-By-The-Sea - your perfect retreat by the coast awaits!

Tenure Details: Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

Lease Charges & Fees: Pitch Fees of £197pcm.

Council Tax Band: Band-A.

EPC Rating: Exempt.

**Entrance Hall 6'2" x 3'1" (1.9m x 0.94m)**

Two built-in storage cupboards. airing cupboard, radiator

**Lounge/Diner 19'2" x 17'5" max (5.85m x 5.33m max)**

Two double glazed windows to the front aspect and one to the side.

Adam style fire surround housing a living flame effect fire with a marble back and hearth.

Two radiators.

**Kitchen 10'6" x 9'4" (3.22m x 2.86m)**

Double glazed window to the side aspect. Fully fitted with a range of matching gloss wall and base units incorporating roll top work surfaces with a single drainer sink unit and mixer taps over. Built-in electric oven with a gas hob and extractor hood over. Integrated dishwasher and fridge freezer. Plumbing for an automatic washing machine. Wood effect flooring. Radiator

**Family Bathroom 6'7" x 5'6" (2.02m x 1.68m)**

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath. Radiator.

**Bedroom One 10'9" x 9'5" (3.3m x 2.89m )**

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

**En-Suite 6'6" x 5'2" (2m x 1.59)**

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a glazed shower cubicle. Radiator.

**Bedroom Two 10'9" x 9'6" (3.3 x 2.9)**

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

**Externally**

Externally - There are low maintenance gardens to the sides and rear of the property.

Garage - Single detached garage. Access gained via an up & over door.

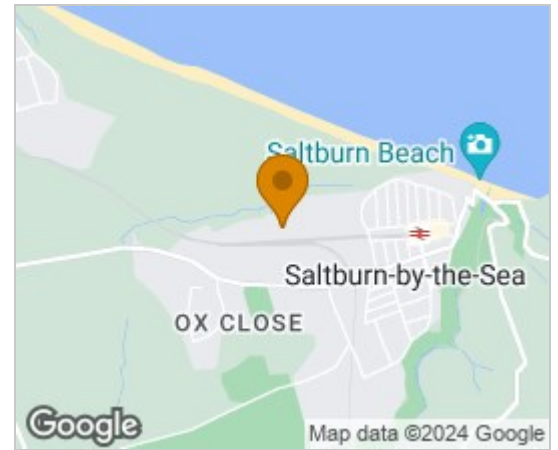
**Disclaimer**

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.

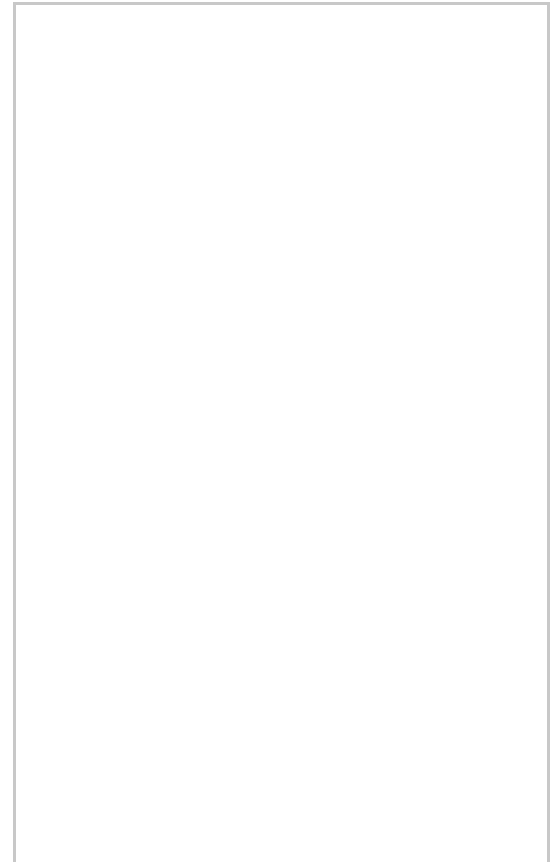
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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