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Estate Agents



3 York Road

Brotton, TS12 2XF

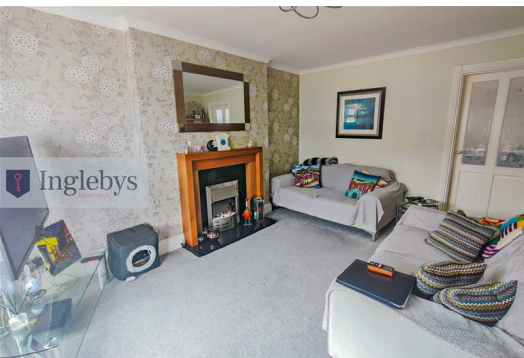
Offers Over £145,000



A charming three bedroom, semi-detached house located on York Road in the village of Brotton, Saltburn-By-The-Sea. This property boasts two reception rooms, three cosy bedrooms, and a well-maintained bathroom, perfect for a growing family or those who love to entertain.

One of the standout features of this lovely home is the ample parking space it offers, with room for up to three vehicles.

Outside, the rear garden provides a tranquil outdoor oasis where you can unwind and enjoy the fresh air. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to delight.



Located in the popular area of York Road just off Kilton Lane, close to all local amenities and local bus routes the property is situated towards the end of a quiet cul-de-sac. Benefiting from gas central heating and white uPVC double glazed doors and windows throughout, large off street parking with a vendor looking for a quick sale!

Tenure: Freehold.

Council Tax Band: Band-B.

EPC Rating: To Follow

Hallway

Wood effect vinyl flooring with carpet to the staircase, access from the front white uPVC double glazed door, single radiator to the hallway area.

Lounge 14'9" x 10'5" (4.52m x 3.19m)

With carpet to the floor and coving to ceiling, the bow window to the front aspect provides ample natural light, there is a wooden fire surround with marble hearth and backplate housing a stainless steel electric fire, double radiator.

Dining Room 14'7" x 9'3" (4.45m x 2.83m)

Wood effect vinyl flooring with single radiator and uPVC window to the side aspect, doorway providing access to the kitchen.

Kitchen 14'2" x 7'10" (4.33m x 2.41m)

Wood effect vinyl flooring continues into the kitchen, a range of wall and base units finished with grey shaker style doors and drawer fronts, integrated fridge/freezer, dishwasher with washing machine and dryer hidden behind unit doors. wood effect worktops with tiled splashbacks, 1 1/2 bowl granite effect sink/drainer with chrome mixer, ceramic hob with black glass splashback and stainless steel hood above, double electric oven with integrated microwave, uPVC French doors provide access to the rear garden.

First Floor Landing

Carpet to the floor, uPVC window to the side aspect, access to all room with loft access.

Bedroom One 11'3" x 8'7" (3.43m x 2.63m)

A double bedroom with carpet to the floor and coving to ceiling, fitted wardrobes finished in Maple effect doors, single radiator and uPVC window to the front aspect.

Bedroom Two 10'9" x 8'7" (3.29m x 2.62m)

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

Bedroom Three 8'7" x 5'11" (2.62m x 1.81m)

With carpet to the floor and coving to ceiling, single radiator and uPVC window to the front aspect.

Bathroom 7'3" x 5'5" (2.23m x 1.66m)

Wood effect vinyl flooring, white bathroom suite with electric shower over bath and glass screen, white gloss vanity unit to the basin, clad walls and chrome heated towel rail.

Externally

Front.

The driveway has been extended with block paving and parking for three cars, side access to the rear garden with storage shed.

Rear.

The garden has been laid with artificial grass, a paved patio area to the bottom of the garden for those BBQ evenings!

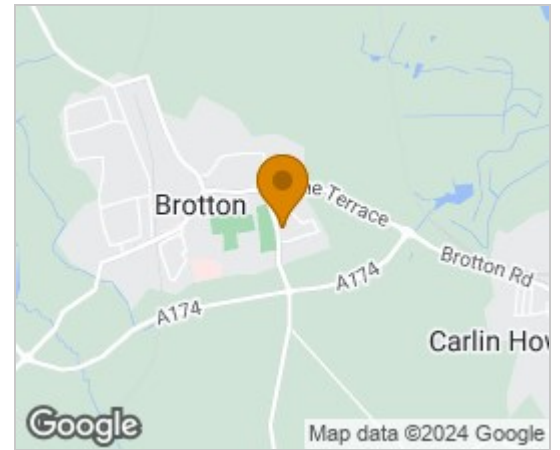
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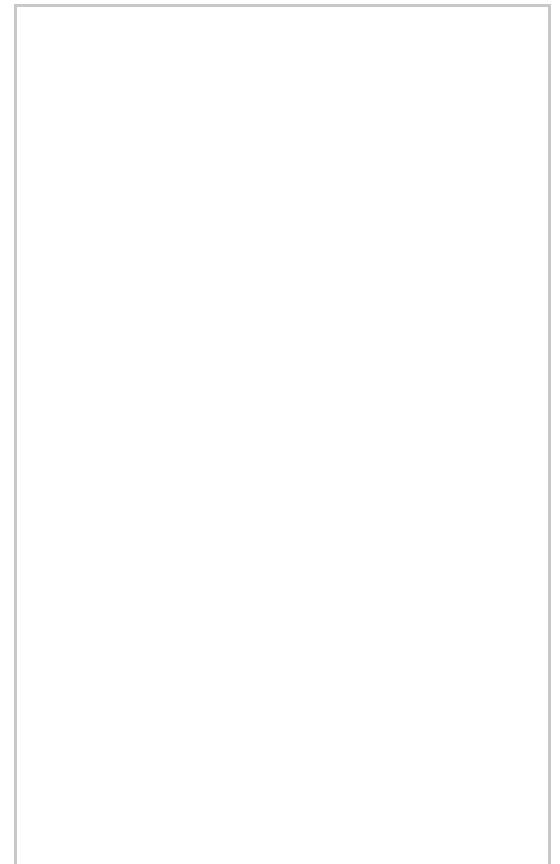
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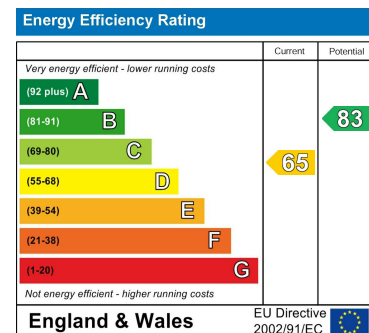
Area Map



Floor Plans



Energy Efficiency Graph



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