



Inglebys

Estate Agents



85 Hazelgrove, Milton Street

Saltburn-By-The-Sea, TS12 1FE

Offers Over £185,000



Welcome to this charming park home located in the popular Hazelgrove development in Saltburn-By-The-Sea. This beautifully presented property boasts two bedrooms, one of which features an en suite bathroom and a convenient walk-in wardrobe.

Situated on a large corner plot with garage 20 x 9.6ft and surrounded by picturesque woodland, this park home offers a tranquil and idyllic setting for its new owners. The property features one reception room, perfect for relaxing or entertaining guests.

Whether you're looking for a peaceful retreat or a cozy home to settle down in, this park home in Hazelgrove is sure to impress. Don't miss out on the opportunity to own a piece of this serene and inviting community.



Offering a peaceful getaway from the urban lifestyle, Tingdene's 'Hazelgrove' development site offers exclusive single-storey living accommodation for the over 45's. Providing luxurious and executive homes with various specifications, this particular Park Home is the 44' x 20'ft and is an Hayden Classic Model built in 2015. It benefits from an open-plan kitchen & dining space with high-quality fixtures & fittings, 2x double bedrooms, one with en-suite, and a walk in dressing room. It boasts a fabulous low-maintenance private garden space to the rear and side overlooking beautiful woodland along with off-street parking to the front. Only a short walk / drive into Saltburn's bustling Town Centre, woodland walks & beach, this beautiful Park Home must be viewed to be fully appreciated.

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: Ground Rent of £185pcm.

Council Tax Band: Band-A.

EPC Rating: Exempt.

Kitchen Diner 19'1" x 9'8" (5.83m x 2.97m)

UPVC double glazed window, real wooden floor, cream gloss base and wall units, integral appliances, gas cooker, stainless sink and drainer. UPVC door to side aspect. Double doors to cloakroom cupboard.

Living Room 19'1" x 12'0" (5.83m x 3.67m)

UPVC double glazed windows front and side aspect, , carpet flooring, radiator, electric fire with wooden surround.

Bedroom One / En suite 9'8" x 9'7" (2.95m x 2.93m)

UPVC double glazed window, carpet flooring, radiator. En suite - Low level WC, white pedestal sink, radiator, shower with glass enclosure.

Bedroom Two 10'5" x 9'2" (3.19m x 2.81m)

UPVC double glazed window, carpet flooring, radiator, fitted wardrobes.

Walk In Dressing Room 8'4" x 4'7" (2.55m x 1.41m)

Bathroom 6'6" x 6'3" (1.99m x 1.92m)

UPVC double glazed window, white bathroom suite, low level WC, pedestal sink, radiator, vinyl flooring.

Garage

Electric point.

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.

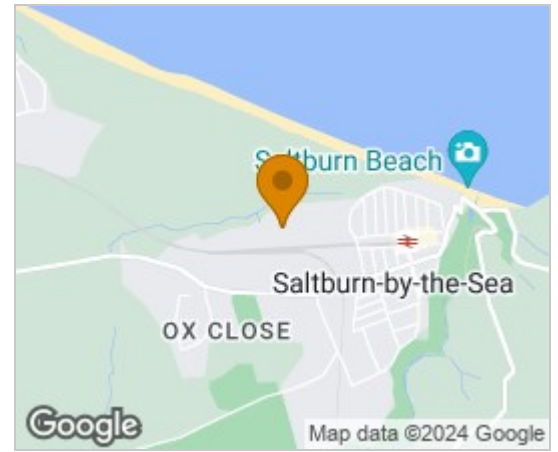
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

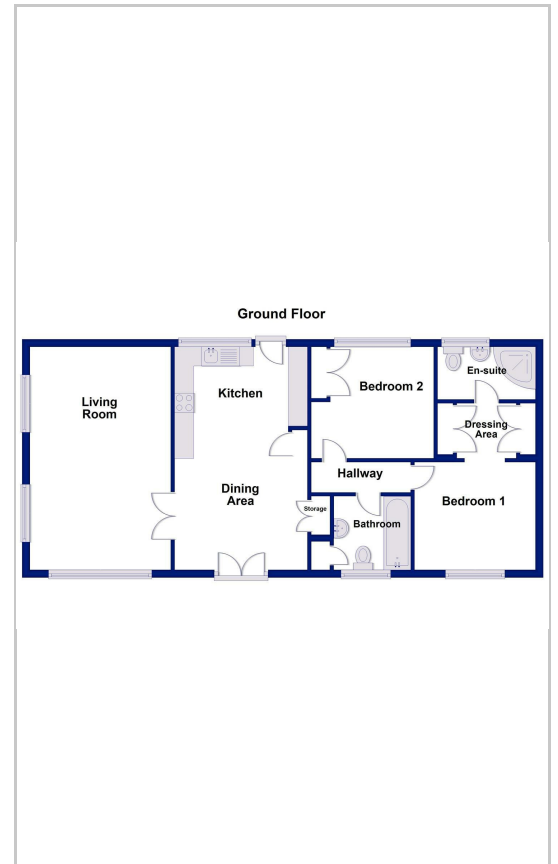
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Area Map



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