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Estate Agents



22 Hob Hill Close

Saltburn-By-The-Sea, TS12 1NB

£399,950



Welcome to this semi-detached property located on Hob Hill Close in the picturesque town of Saltburn-By-The-Sea. This spacious house boasts not only a prime location but also ample space for a growing family.

Upon entering, you are greeted by two spacious reception rooms. The property features three generously sized bedrooms and a office/study room offering plenty of space.

Parking available for two vehicles, convenience is at the forefront of this property with the added bonus of a large garage providing ample storage space

The presence of solar panels not only helps reduce energy bills but also demonstrates a commitment to sustainability.

Situated in a popular location and within walking distance to schools, this property would make a great family home. Contact us today to arrange a viewing and take the first step towards owning your dream home on Hob Hill Close.



A spacious 4-bed semi detached property. Benefiting from solar panels and large garage. Boasting large front driveway and extensive rear garden, situated close to all of Saltburn's amenities and leisure facilities making this the perfect family home.

Tenure details - Freehold.

Council Tax Band - Band-D.

EPC Rating - Awaiting certificate.

Entrance 12'4" x 7'4" (3.76m x 2.25m)

UPVC double glazed doors, laminate floor, stairs to first floor, radiator, under stair cupboard.

Living Room 14'4" x 13'10" (4.39m x 4.24m)

UPVC double glazed window, radiator, laminate floor.

Dining Room 12'8" x 11'4" (3.87m x 3.47m)

UPVC French doors leading to rear aspect/garden .Radiator, laminate floor.

Kitchen 10'10" x 8'10" (3.31m x 2.71m)

UPVC double glazed window to rear aspect. Range of base units, gas cooker, electric oven, vinyl floor. Door leading to Utility and WC.

Utility 5'11" x 4'11" (1.81m x 1.51m)

Door leading through to garage.

WC

Low level WC, pedestal sink, shower.

Bedroom One 23'2" x 9'2" (7.08m x 2.81m)

UPVC double glazed window to front aspect, radiator. Electric oven, stainless steel sink, laminate floor.

Bedroom Two 13'8" x 10'10" (4.17m x 3.31)

UPVC double glazed window, radiator, carpet floor.

Bathroom 5'4" x 5'4" (1.64m x 1.63m)

White bath, pedestal sink, UPVC window, vinyl floor.

WC

Bedroom Three 13'8" x 11'10" (4.19m x 3.62m)

UPVC double glazed window to front aspect, radiator, carpet floor.

Bedroom Four 8'8" x 8'5" (2.66m x 2.57m)

UPVC double glazed window, radiator, carpet floor.

Garage

Large garage to side elevation.

External

Rear Garden with lawn

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.

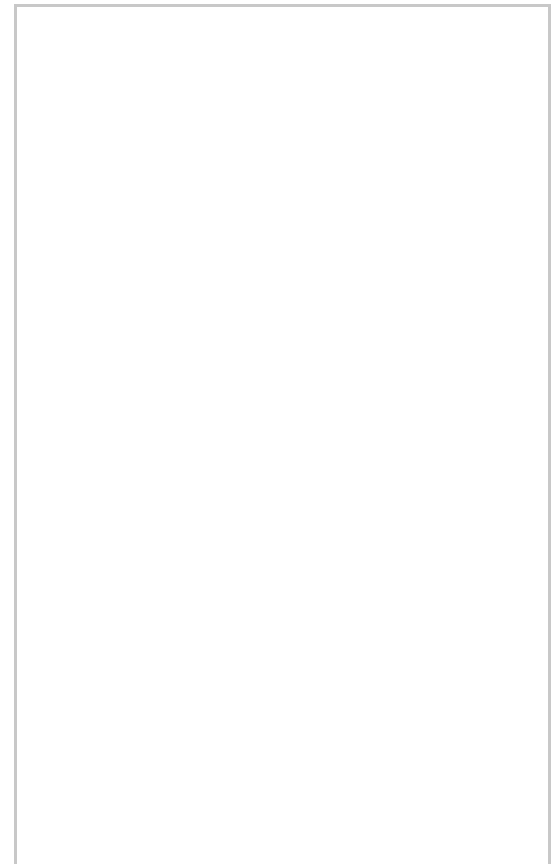
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

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.

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