



# Inglebys

Estate Agents



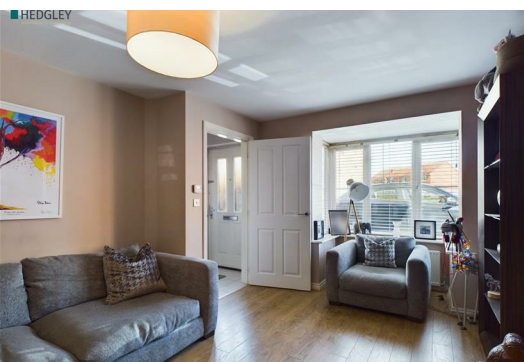
## 42 Rosthwaite Drive

Skelton-In-Cleveland, TS12 2WJ

**Offers Over £249,950**



We are delighted to market this modern, double fronted home. Offering three double bedrooms and spacious living accommodation. This property was built circa. 2014/2015 as a four bedroom property and has been modified to three bedrooms. The ground floor comprises of; living room, dining room/study, kitchen/diner/living space and WC/cloakroom. The first floor comprises of; master bedroom complete with en suite, two spacious double bedrooms and family bathroom. Externally, the property boasts a sizable south facing garden, detached single garage and two car driveway. This home is perfect for open plan, family living and is a must view!



Tenure: Freehold

Council Tax: Redcar & Cleveland Band D

EPC Rating: B

Hallway - complete with composite door and ceramic tiles through out.

Living Room 6.05m x 3.49m - this room offers a bay window, laminate flooring and a double glazed window.

Study/Dining Room 4.42m x 2.74m - located at the front of the property, this room comprises of a bay window, laminate flooring and double glazed window.

Kitchen/Diner/Family Room 7.34m x 3.1m - Spanning the full width of the property, this room comprises of the kitchen area which offers, modern high gloss base units, stainless steel sink and includes integrated appliance such as; dishwasher, washing machine and fridge freezer, complete with French doors leading to the rear garden.

W.C/Cloakroom 1.01m x 1.52m - W.C, wash basin, finished with tiled flooring.

Landing - carpeted and leads to all first floor accommodation along with a storage cupboard.

Master Bedroom 4.58m x 3.09m - this light filled room has views to the front aspect and provides fitted wardrobes and access to the en suite which offers a W.C , wash basin, walk in shower and heated towel rail.

Bedroom 2 4.82m x 2.65m - a spacious double bedroom with views to the rear aspect, double glazed windows.

Bedroom 3 3.65m x 2.53m - a double bedroom with views to the rear aspect, double glazed window.

Family Bathroom 2.18m x 2.08m - Comprising of W.C, wash basin, bath with over shower and heated towel rail, finished with tiled flooring.

Rear Garden - mainly laid to lawn, offering an idyllic south facing aspect and side access.

Garage - single detached garage with up and 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.

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 firms 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

