



# Inglebys

Estate Agents



## 18 Hilda Place

Saltburn-By-The-Sea, TS12 1BP

**Offers Over £450,000**



Rarely available and truly stunning throughout, offering a fabulous mix of traditional and contemporary living, with a recent no expense spared, complete renovation.



Hilda Place, Saltburn-By-The-Sea - a charming Victorian street where this traditional Pease brick 5 bedroom mid-terraced house awaits its new owner. Recently renovated to the highest standard throughout, this property exudes elegance and comfort, and has recently undergone a full, no expense spared, renovation.

As you step inside, you'll be greeted by a beautifully designed interior that seamlessly blends modern amenities with classic charm. The front lawned enclosed courtyard garden is perfect for enjoying a cup of tea on a sunny afternoon, while the sun trap rear yard offers a private space to relax and unwind.

Located in a sought-after area, with easy access (within 5 minute walk) to the Promenade, and Town Centre and Train Station, this property is ideal for those looking for a peaceful retreat by the sea. With its prime location and impeccable renovation, early viewing is highly recommended to secure this gem.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-C.

EPC Rating: E

**Entrance Hall**

Wooden door tiled floor, cast iron radiator, coving, stairs rising to first floor

**Through Lounge 31'8" x 14'9" (max) (9.66m x 4.52 (max))**

Large triple glazed timber sash bay window to the front aspect, open fire with feature surround, built in book shelf, floor to ceiling storage cupboards, two cast iron radiators, French doors to the rear yard.

**Kitchen 14'0" x 10'2" (4.27m x 3.1)**

Solid Quartz Fred Jones island incorporation, electric oven, microwave and hob, clad quartz sink with Perrin and Rowe mixer tap, wooden herring bone flooring, cast iron radiator, bi-folding doors leading to the enclosed rear yard

**Utility Room 6'5" x 5'5" (1.96m x 1.66m)**

Range of wall and base units, plumbing for washing machine, sash window to the side aspect

**W/C**

Low level w/c, wash hand basin.

**First Floor Landing**

Split level landing. Skylight. Carpet with staircase runner. Cast-iron radiator. Staircase continues to the second floor.

**Bedroom One 16'4" x 12'11" (4.98m x 3.94m)**

Triple glazed timber sash bay window to the front aspect. Carpeted. Cast-iron radiator.

**Bedroom Two 14'1" x 12'1" (4.30m x 3.69m)**

Triple glazed timber sash window to the rear aspect. Carpeted. Cast-iron radiator. Linen cupboard.

**Bedroom Three 10'5" x 7'10" (3.18m x 2.40m)**

Triple glazed timber sash window to the rear aspect. Carpeted. Radiator.

**Bedroom Four 9'10" x 7'10" (3.02m x 2.40m)**

Triple glazed timber sash window to the front aspect. Carpeted. Cast-iron radiator.

**Family Bathroom 12'2" x 7'1" (max) (3.73m x 2.18m (max))**

Low-level W/C. Free-standing rolltop bathtub. 2x triple glazed timber sash windows to the side aspect. Pedestal hand basin. Walk-in shower cubicle. LED downlighting. Tiled floor. Radiator.

**Second Floor**

**Bedroom Five 28'10" x 19'1" (8.80m x 5.83m)**

Spanning the full width of the house and flooded with natural light, a fabulous open-plan area which would be an ideal office space, games room, master bedroom suite, gym, cinema room and suitable for many more uses depending on the successful buyers' requirements. Triple glazed timber sash window to the front aspect & 3x large skylight roof windows to the rear. Carpeted. Storage.

**External**

**Front Elevation**

Enclosed garden area laid to lawn with established borders. Pathway leading to the Front Entrance.

**Rear Elevation**

A private, enclosed L-shaped courtyard paved with Indian Stone & drainage. External storage. Gated access to the alley.

**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 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

**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	