



# Inglebys

Estate Agents



## 11 Dundas Street West

Saltburn-By-The-Sea, TS12 1BL

**£235,000**



Welcome to this charming terraced house located on Dundas Street West in the picturesque town of Saltburn-By-The-Sea. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within this lovely home.

The property features one bathroom, ensuring convenience for all residents. The open-plan living room creates a spacious and airy atmosphere, ideal for both cosy nights in and lively gatherings with friends.

Situated in the heart of town, you'll find yourself within walking distance of the train station and a variety of independent shops, making daily errands a breeze. Additionally, the off-street parking provides a hassle-free parking solution, a rare find in town-centre properties.

Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing and envision the endless possibilities this property has to offer.



Tenure: Freehold.

Council Tax Band: Band-C.

EPC Rating: Awaiting New Certificate

### Entrance Hall

Stairs leading to the first floor. Radiator.

### Living Room 24'3" x 11'4" (7.41m x 3.46m)

Wooden double glazed windows. Radiator. Carpeted.

### Dining Room 15'4" x 8'9" (4.68m x 2.68m)

Wooden double glazed window. Radiator. Electric fireplace. Carpeted.

### Kitchen 14'1" x 8'2" (4.31m x 2.50m)

A range of wall, base & drawer units. Plumbing for dishwasher. Large under-stairs cupboard. Wooden door to the rear elevation. Gas hob & electric oven. Stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Laminate worktops. Laminate flooring.

### Pantry / Under-Stairs Storage 9'7" x 2'9" (2.94m x 0.86m)

Plumbing for washing machine. Laminate worktop.

### Bedroom One 16'0" x 11'6" (4.88m x 3.52m)

Fitted wardrobes. Wooden double glazed window to the front aspect. Radiator.

### Bedroom Two 10'10" x 8'2" reducing to 6'10" (3.32m x 2.50m reducing to 2.09m)

Velux window. Radiator.

### Bedroom Three 12'2" x 9'5" (3.72m x 2.88m)

Wooden double glazed window. Radiator.

### Bedroom Four / Office 9'1" x 8'8" (2.77m x 2.66m)

Velux window. Radiator.

### Bathroom 6'6" x 5'6" (2.00m x 1.70m)

Panel bath with shower above. Glazed shower screen. Hand basin. Low-level W/C.

### External

#### Rear Elevation

Yard. Off-street parking.

### 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.

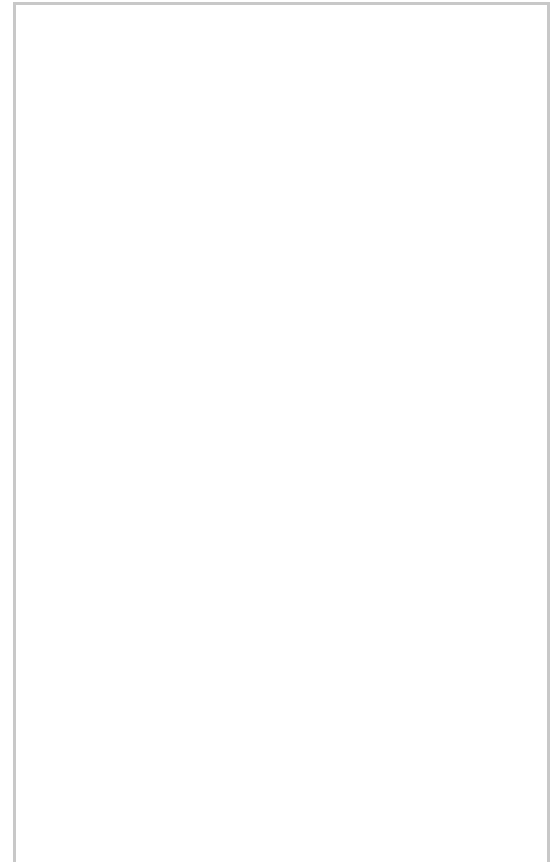
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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) 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

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