



Inglebys

Estate Agents



38a Garnet Street

Saltburn-By-The-Sea, TS12 1EN

£185,000



Situated in the heart of Saltburn's popular town centre, with only a short walk to the beach, a beautifully presented 2-bedroom ground-floor apartment offered with immediate vacant possession.



Benefiting from gas central heating & UPVC double glazed windows throughout. An attractive fitted kitchen with French doors leading to the rear yard. Close to Saltburn's popular town centre & independent bars, bistros & shops, with only a short walk to the award-winning beach (Blue Flag Award 2021), the apartment will make a perfect first-time buy or second home, and is currently a successful Holiday Let

Council Tax: Redcar & Cleveland currently exempt as a small business, however this would be revised if the apartment were to be used as a residential dwelling

Tenure: Share of Freehold details to be confirmed, No Restrictions, we are advised of £30 per month charges

EPC Rating: D

Property comprises:

Entrance Hall

Radiator. Storage cupboard. UPVC double glazed window.

Living Room (5.27m x 4.09m)

Large double glazed sash window with wooden panelling & shutters to the front aspect. Fireplace. Radiator. Coving & ceiling cornice.

Kitchen (4.45m x 3.42m)

A range of wall, base & drawer units. Centre island. Laminate worktops incorporating stainless steel 1 ½ bowl sink with single drainer & mixer tap. Integrated electric oven & hob. Plumbing for washing machine. Tiled splash-backs. UPVC double glazed French doors leading to the rear yard.

Bedroom One (3.72m x 2.34m)

UPVC double glazed window & French doors leading to the rear yard. Radiator.

Bedroom Two (2.49m x 2.46m)

UPVC double glazed window. Radiator.

Bathroom (2.55m x 2.06m)

Panel bath with shower above. Glazed shower screen. Wash-hand basin within the vanity unit. Low-level W/C. Storage cupboard housing the combi-boiler. UPVC double glazed window. Radiator.

External

Rear Elevation

Communal courtyard.

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.

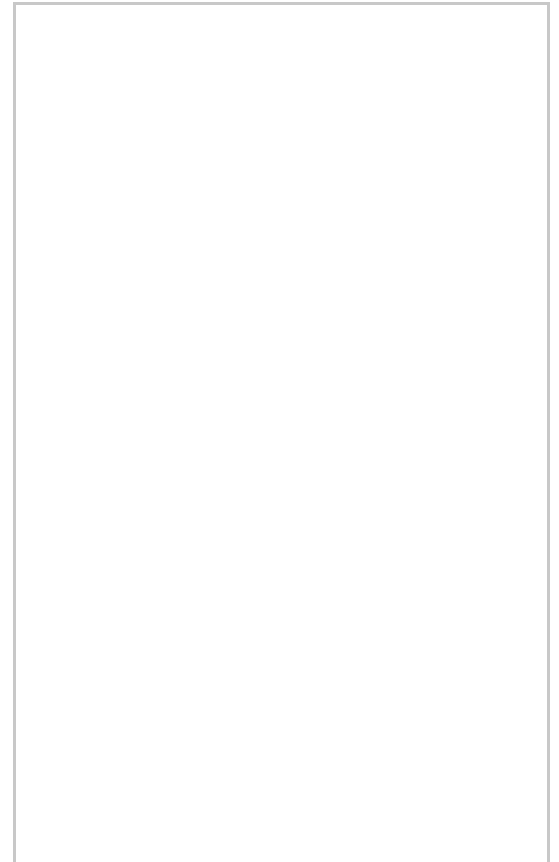
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Area Map



Floor Plans



Energy Efficiency Graph

