



# Inglebys

Estate Agents



## 27 Hinderwell Lane

Runswick, TS13 5HR

**Price Guide £255,000**



Nestled in the charming village of Runswick in North Yorkshire, The Crab Pot offers a delightful opportunity to own a stunning park home. This property boasts a spacious layout with one reception room/open plan kitchen, French doors to the balcony, three cosy bedrooms, and a modern bathroom with en-suite to the principal bedroom.

The interior of this home is truly captivating, with a design that is sure to impress even the most discerning buyer. The principal bedroom features a convenient en-suite, adding a touch of luxury to everyday living. Additionally, the property is adorned with a balcony featuring a sleek glass screen, perfect for enjoying the outside air.

Convenience is key with parking available for two vehicles, ensuring that you and your guests always have a place to park. The location of The Crab Pot is unbeatable, offering a short stroll to both the village and the beach.

Whether you are looking for a fantastic second home or a lucrative holiday rental opportunity, this property has the potential to fulfil your dreams.



The Crab Pot offers simply stunning features throughout, meaning that any overnight stay will be truly enjoyed and comfortable, the facilities on offer are amazing, offering generous outside space and surroundings to enjoy while all the time just being a short stroll into the village of Runswick Bay and the beach. The property benefits from integrated appliances to the kitchen, an en-suite, built in storage to the bedrooms as well as cabin beds to one bedroom. This property has to be viewed to be truly appreciated.

Tenure: Leasehold - 99 year lease with 95 years remaining.

Site Fee's: £4098 - 2024

EPC Rating: Not Applicable.

**Hallway**

Enter the property via a double glazed door to the side aspect, the hallway is open plan to the lounge with built in cupboard for shoes and coats, grey wood effect laminated flooring and column radiator. The flooring continues to the living area.

**Lounge/Kitchen area 20'11" x 17'7" (6.40m x 5.37m)**

The living area is open plan to the kitchen and dining area, measurements are to full room size inclusive. Grey wood effect laminated flooring continues through from the hallway, with floor to ceiling glazing and French doors to the gable of the room offering more than sufficient natural light providing a light airy surrounding, stove effect electric fire with ornamental chimney, 2 x modern column radiators, contemporary Swedish style wood effect cladding to the walls and downlights to the ceiling. The French doors provide access straight out onto the veranda finished in plastic decking boards and glass screens.

**Kitchen area.** A range of wall and base units finished with cream shaker style doors and drawer fronts, woodblock effect worktops with cladded splashbacks, 1 1/2 bowl stainless steel sink/drainer with chrome mixer, integrated dishwasher, 5 ring stainless steel gas hob with electric oven, the sink/drainer is set within the island and has a breakfast bar to the rear.

**Bathroom 7'3" x 5'10" (2.23m x 1.80m)**

A modern bathroom with wood effect laminated flooring, L-shaped white bath suite with mixer shower over and glass screen, tile effect cladding to the walls, downlights, extractor and heated chrome towel rail.

**Principal Bedroom 11'1" x 10'2" (3.39m x 3.12m)**

A well proportioned double bedroom with wood effect laminated flooring, double radiator and access to the en-suite.

**En-Suite 7'3" x 4'7" (2.23m x 1.41m)**

Laminated flooring continues with white toilet, basin and shower enclosure with mixer shower, stone effect cladded walls and fitted mirror, cladded ceiling with downlights, extractor and chrome heated towel rail.

**Bedroom 10'2" x 8'8" (3.12m x 2.66m)**

Another well proportioned bedroom where wood effect flooring continues, built in wardrobe and cupboard, double radiator and downlights to the ceiling.

**Bedroom 10'6" x 10'2" (3.22m x 3.11m)**

A large bedroom with built in cabin beds and still space for an additional single bed (as pictured), built in cupboard, double radiator and single radiator.

**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.

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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.

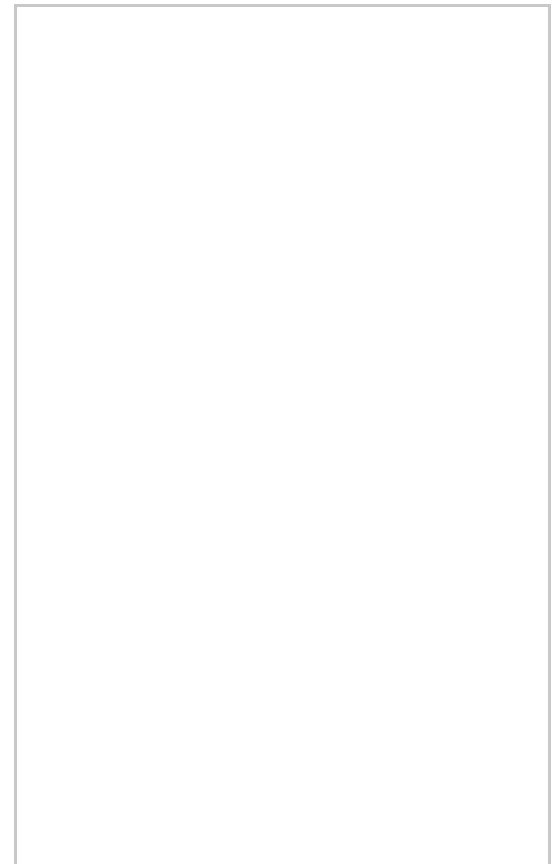
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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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	