



Inglebys

Estate Agents



15 Cliff Road

Staithes, TS13 5AE

Price Guide £325,000



Nestled on Cliff Road in the charming fishing village of Staithes, this beautifully presented detached dormer-bungalow offers a perfect blend of space, comfort, and convenience. Boasting two reception rooms, three bedrooms, two of which offer en-suite facilities, this generously proportioned dormer-bungalow provides ample living space for a growing family or those looking to down-size.

One of the standout features of this property is its prime location, just a short walk away from the picturesque Staithes village and beach.

The property benefits from off street parking with blocked driveway of between three to four vehicles, as well as a single detached garage with recently fitted electric roller door.

In conclusion, this detached dormer-bungalow on Cliff Road is a rare find that ticks all the boxes - from its spacious interior and en-suite bedrooms to its proximity to the village and beach.



The property benefits from solar panels helping with the ongoing energy costs, these are owned by the property with the new owners benefiting from them moving forward. The property really does have the ability for living either on the ground floor with double bedroom and family bathroom as well as two double bedrooms upstairs with en-suite facilities. The kitchen, family bathroom as well as all rooms are tastefully decorated throughout with the added benefit of a white uPVC conservatory looking over the rear garden. There is a garden to the rear with Indian stone paving and lawned area, along with garden room and storage shed.

Tenure: Freehold.

Council Tax Band: Band-C.

EPC Rating: C.

Hallway

Enter the property via the composite front door through a vestibule and onto a spacious hallway, with parky flooring, under-stairs cupboard and radiator.

Lounge 21'1" to bay x 12'2" (6.45m to bay x 3.71m)

A spacious, light and airy room with uPVC bay window to the front aspect and French doors to the conservatory, with carpet to the floor and coving to ceiling, a recently fitted Portuguese limestone fireplace with real flame gas fire and 2 x double radiators to the room.

Conservatory 12'5" x 9'7" (3.80m x 2.93m)

Internally the conservatory is finished in white uPVC with French doors to the rear garden, lantern style room with revealed floorboards and single radiator.

Downstairs Bedroom 12'0" x 10'0" (3.66m x 3.06m)

A double bedroom with revealed floorboards, uPVC window to the front aspect and single radiator.

Downstairs Bathroom 8'9" x 7'8" (2.67m x 2.36m)

A well sized bathroom with white jacuzzi bath, white toilet and basin with vanity unit, separate double walk in shower enclosure with mixer shower, stone effect tiling to the walls and clad ceiling with downlights, chrome heated towel rail and extractor.

Kitchen 11'6" x 10'2" (3.52m x 3.10m)

A beautifully presented kitchen with vinyl flooring, a range of wall and base units finished with stylish sage and cream, doors and drawer fronts, Corian worktops and tiled splashbacks, granite effect sink/drainer with chrome mixer tap, uPVC window to the rear aspect, ceramic hob, electric eye level oven and integrated microwave, integrated dishwasher, chrome column radiator and downlights to the ceiling.

First Floor

Bedroom 12'5" x 11'11" (3.81m x 3.64m)

A double bedroom with carpet to the floor, storage cupboard with window to the front and side aspect, double radiator and door to en-suite.

En-suite 6'0" x 5'11" (1.84m x 1.81m)

A deceptively spacious en-suite with white toilet, basin and shower enclosure, electric shower, tile effect vinyl flooring, extractor and downlights.

Bedroom 12'11" x 12'0" (3.94m x 3.68m)

Another upstairs double bedroom with carpet to the floor, windows to the front and side aspect, 2 x built in storage cupboards, double radiator and door to the en-suite.

En-suite 6'0" x 5'10" (1.84m x 1.80m)

A carbon copy of the other en-suite, with white toilet and basin with matching enclosure and electric shower, electric panel wall heater.

Externally

Front.

Driveway the width of the property and to the garage finished in block paving.

Rear.

A patio finished in Indian stone, with garden laid to lawn, garden room and storage shed.

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.

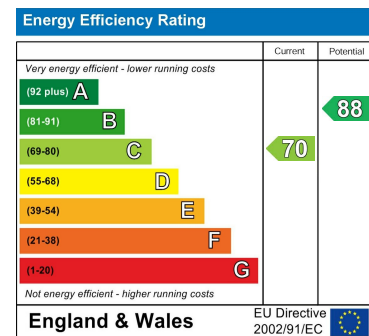
Area Map



Floor Plans



Energy Efficiency Graph



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