



# Inglebys

Estate Agents



## 173 Hazelgrove, Milton Street

Saltburn-By-The-Sea, TS12 1FA

**£199,950**



Constructed in 2022, a luxurious bespoke 2-bedroom Park Home situated within Saltburn's desirable Hazelgrove Development.



Offering a peaceful getaway from the urban lifestyle, Tingdene's 'Hazelgrove' development site offers exclusive single-storey living accommodation for the over 45's. Providing luxurious and executive homes with various specifications, this particular Park Home is the 40' x 20' 'Prestige Sofia' model, benefiting from open-plan kitchen & dining space with high-quality fixtures & fittings, 2x double bedrooms, one with en-suite, and a fabulous low-maintenance private garden space to the rear along with off-street parking to the front. Only a short walk / drive into Saltburn's bustling Town Centre, woodland walks & beach, this beautiful Park Home must be viewed to be fully appreciated.

Tenure Details: Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

Lease Charges & Fees: Ground Rent of £185pcm.

Council Tax Band: Band-A.

EPC Rating: Exempt.

**Entrance Hall 6'2" x 5'9" (1.89m x 1.76m)**

UPVC double glazed door to the front elevation. Carpeted. Bench. Internal window.

**Kitchen / Dining Area 19'0" x 13'2" (5.80m x 4.02m)**

A beautifully light & airy open-plan kitchen with dining area. A range of wall, base & drawer units. Laminate stripped-pine effect worktops with matching breakfast bar & upstands, incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap. Integrated electric oven & microwave, with additional 5-ring gas hob to the breakfast bar. 'Floating' double extractor hood. Integrated dishwasher, washing machine, fridge & freezer. Plinth lighting. LED downlighting. UPVC double glazed window & door to the rear aspect, with additional UPVC double glazed window to the front aspect. Vinyl flooring to the Kitchen area, and carpeted to the Dining Area. 2x radiators.

**Living Room 18'11" x 9'2" (5.79m x 2.80m)**

Electric fire in a feature fire surround. LED downlighting. Large floor-to-ceiling UPVC double glazed windows to the side aspect. Carpeted. Radiator. Coving.

**Hallway**

**Bedroom One 10'1" x 9'4" (3.08m x 2.85m)**

UPVC double glazed window to the rear aspect. Carpeted. Radiator. Walk-in wardrobe. Access to En-Suite.

**Bedroom One En-Suite 5'7" x 5'0" (1.71m x 1.54m)**

Corner walk-in shower cubicle. Low-level W/C. Hand basin within the vanity unit. Vinyl flooring. UPVC double glazed window to the rear aspect. Chrome heated towel rail. Extractor fan.

**Bedroom Two 9'1" x 8'3" (2.79m x 2.53m)**

UPVC double glazed window. Fitted sliding mirrored wardrobes. Carpeted. Coving. Radiator.

**Bathroom 6'0" x 5'9" (1.84m x 1.76m)**

Panel bath with shower above. Glazed shower screen. Hand basin with the vanity unit. Low-level W/C. Vinyl flooring. Extractor fan. UPVC double glazed window.

**External**

**Front Elevation**

Low-maintenance gravel garden areas with fitted planters. Block-paved driveway providing off-street parking for 2x cars and gated access to the Rear Elevation.

**Rear Elevation**

Storage shed. Wooden planters. Private enclosed low-maintenance artificial grass garden area.

**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.

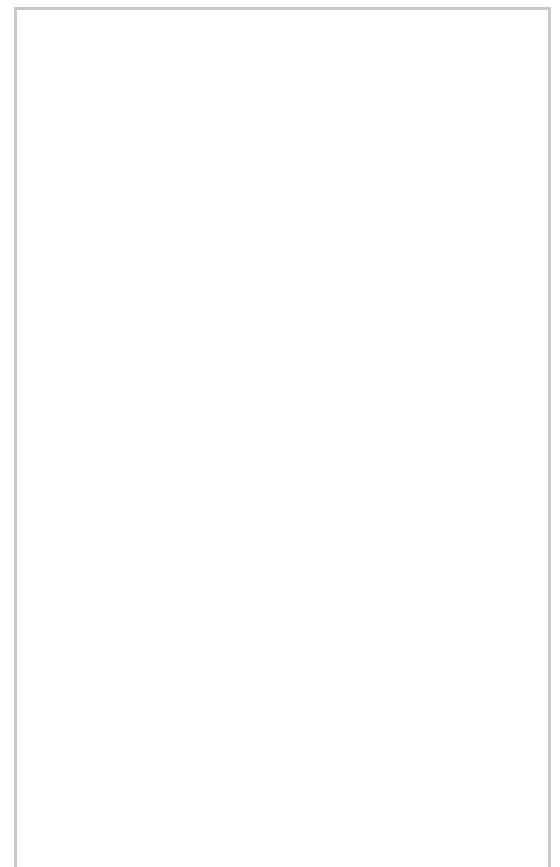
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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**

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	

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.

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