



26 Corbydell Road

Saltburn-By-The-Sea, TS12 1RD

£1,200 Per Calendar Month



Available to let either furnished or unfurnished is this spectacular, three bedroom modern family home, situated in the popular Larkfields development, in the Victorian seaside town of Saltburn by the Sea. immaculately presented throughout, with front and back gardens and off street parking for two vehicles.



Council Tax Banding: C
EPC Rating: B

Downstairs WC

White toilet basin and sink.
Single radiator.
Part tiled walls.

Hallway

Carpet.
Single radiator.
Storage cupboard.
Staircase rising to the first floor.

Lounge 13'10" x 12'0" (4.24 x 3.67)

Double glazed window to the front aspect.
Carpet.
Double radiator.

Kitchen/Dining Room 15'4" x 9'4" (4.68 x 2.85)

Double glazed window to the rear aspect.
Double radiator.
A range of fitted wall and base units, finished in gloss white.
Grey marble effect roll top work surfaces.
Integrated appliances including a slimline dishwasher, double oven, Stainless steel gas hob and matching extractor hood, washing machine and fridge/freezer.
Stainless steel sink unit with mixer tap.
Tile effect flooring.
Understairs storage cupboard.
French doors opening to the rear garden.

First Floor Landing

Carpet.
Single radiator.
Loft hatch.

Bedroom One 11'2" x 9'11" (3.41 x 3.04)

Double glazed window to the front aspect.
Built in double wardrobe.
Single radiator. Access to en-suite

En-suite

With grey tiled effect vinyl flooring, white toilet and basin with vanity unit below, shower enclosure and mixer shower, part tiled walls, radiator and extractor fan, window to the rear.

Bedroom Two 10'7" x 9'11" (3.25 x 3.04)

Double glazed window to the rear aspect.
Single radiator.
Carpet.

Bedroom Three 11'6" x 6'6" (3.53 x 2.00)

Double glazed window to the rear aspect.
Single radiator.
Carpet.

Bathroom/WC 6'8" x 5'6" (2.04 x 1.68)

White three piece bathroom suite comprising of a low level WC, pedestal sink unit and panelled bath with shower attachment.
Part tiled walls.
Chrome heated towel rail.
Tile effect vinyl flooring.

Externally

The rear garden is mainly laid to lawn, with the addition of an Indian stone patio area and storage shed.
To the front is a driveway with off street parking for two vehicles.

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.

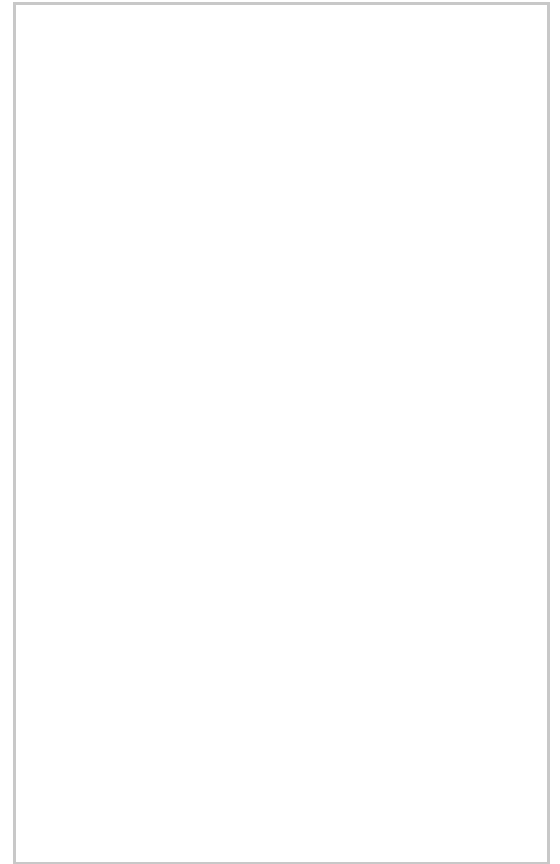
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

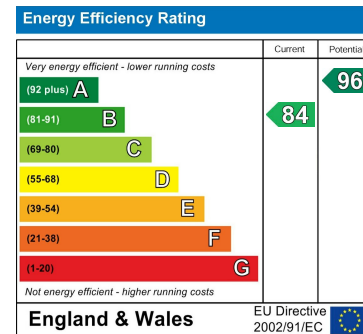
Area Map



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.

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