



# Inglebys

Estate Agents



## Flat 3, 43 Ruby Street

Saltburn By The Sea, TS12 1EF

**£160,000**



Simply stunning, ideal for a holiday let or as a holiday home, we are delighted to offer for sale this substantially refurbished 2 bedroom flat situated a short distance from the sea front. Offering split level accommodation this stunning property offers the following brief layout: Communal Entrance, Staircase to the 2nd Floor, Entrance Hall, spacious Lounge, modern Kitchen/Diner, delightful Shower Room and 2 double Bedrooms.



Tenure: Leasehold with a share of freehold.

Council Tax: Redcar & Cleveland Band A

EPC Rating: C

Entrance Communal entrance with stairs to the 2nd floor – entrance hall with LVT flooring and storage cupboards on a split level.

Lounge 14'11" x 11'4" uPVC sealed unit double glazed window, 2 traditional radiators and LVT flooring.

Kitchen/Diner 13'2" x 9'1" Situated on a lower level and featuring a stunning range of base and wall units with quartz worksurfaces, Belfast sink, integrated gas hob and electric oven with canopy extractor over, integrated fridge and freezer, integrated washing machine, LVT flooring, uPVC sealed unit double glazed window, traditional radiator, wall mounted Baxi combination boiler and recessed spot lamps.

Shower Room 8'9" x 6'10" A stunning room featuring large glazed walk-in shower, wall mounted basin, low flush WC, heated towel rail, gloss tiled flooring, uPVC sealed unit double glazed window and spot lamps.

Bedroom 1 11' x 8' uPVC sealed unit double glazed window and traditional radiators.

Bedroom 2 15' x 8'8" uPVC sealed unit double glazed window and traditional radiator.

Utility/Cupboard With plumbing for washing machine.

**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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

