



# Inglebys

Estate Agents



## 23 The Fairway

Saltburn-By-The-Sea, TS12 1NQ

**£1,000 Per Calendar Month**



Welcome to The Fairway, Saltburn-By-The-Sea - a charming semi-detached house that is now available for rent. This property is a rare find, offering a comfortable and spacious living environment in a sought-after location. Don't miss out on this opportunity, contact us now to arrange a viewing.



Tenure Details: Freehold

Council Tax Band: Band C

EPC Rating: D-Rating

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### Entrance Hall

uPVC door and glazed panel. Laminate flooring. Stairs to first floor.

### Living Room 15'10" x 12'4" (4.85m x 3.76m)

uPVC window. Radiator. Window seat.

### Dining Room 11'9" x 9'0" (3.59m x 2.75m)

Radiator. Storage.

### Kitchen 19'0" x 11'4" reducing to 6'6" x 8'5" (5.80m x 3.46m reducing to 2m x 2.59m)

Range of wall, base units. Wine rack. Electric oven and hob. 2 x uPVC window. Stainless steel sink and mixer. Laminate worktop.

### Inner Hall

Fitted Wardrobes - Mirrored.

### Bedroom One 10'6" x 9'4" (3.21m x 2.87m)

uPVC window. Laminate flooring.

### Bedroom Two 16'1" x 12'6" reducing to 12'6" x 7'8" (4.91m x 3.83m reducing to 3.83m x 2.34m)

Built in storage cupboard. Walk in wardrobe. Radiator.

### En-suite 8'2" x 6'0" (2.50m x 1.85m)

Panel bath with overhead shower cubicle. Low-level WC. Radiator.

### External

Shared garden

### 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.

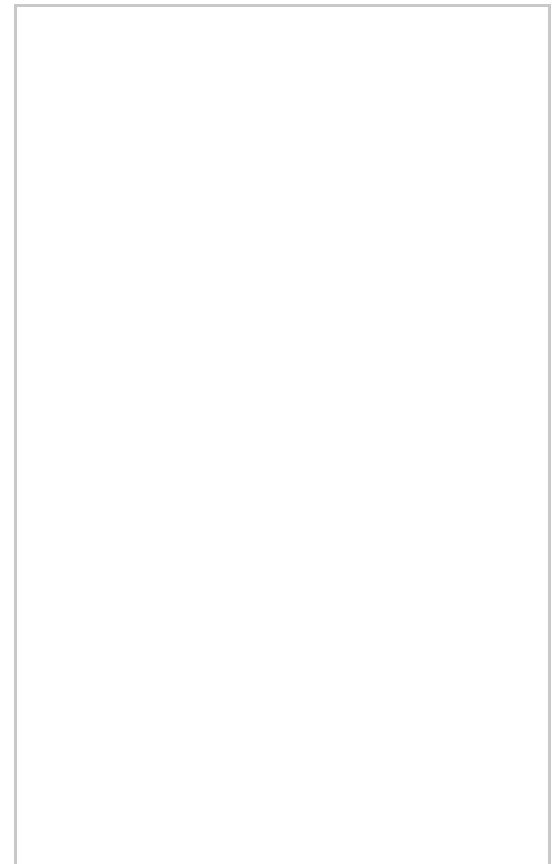
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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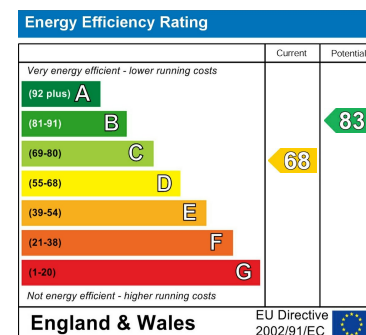
## Area Map



## Floor Plans



## Energy Efficiency Graph



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