



# Inglebys

Estate Agents



## 38 Pearl Street

Saltburn-By-The-Sea, TS12 1DU

**Offers Around £125,000**



A deceptively spacious 1-bedroom maisonette located close to Saltburn's popular Town Centre, Eateries & Shops.



Tenure: Share of Freehold.

Tenure Details: 117-Years Remaining on the Lease. £150.00 per apartment per year buildings insurance. £40 per quarter communal area electricity bill. £5 per month communal hall cleaning.

Council Tax Band: Band-A.

EPC Rating: D-Rating.

### First Floor

#### Kitchen 10'4" x 7'2" (max) (3.15m x 2.20m (max))

Wall & base units with laminate worktops incorporating stainless steel sink with single drainer & mixer tap, integrated electric oven & ceramic hob. Extractor hood. Vinyl flooring. Wall-mounted Ideal combi-boiler fitted 2020 with 10-year warranty. Tiled splash-backs. UPVC double glazed window to the side aspect.

#### Inner Hallway 6'9" x 4'11" (max) (2.06m x 1.51m (max))

Stairs to the second floor. Radiator. Access to the Fire Escape & Living Room.

#### Living Room 10'5" x 9'5" (3.18m x 2.88m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

### Fire Escape

Storage cupboard. Emergency access to the rear elevation.

### Second Floor

#### Landing

Carpeted. Access to the Bedroom & Bathroom.

#### Bedroom 10'5" x 9'3" (3.19m x 2.83m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

#### Bathroom 10'5" x 8'3" (3.19m x 2.53m)

Storage cupboard with fittings for washing machine & dryer. Panel bath with shower above. Low-level W/C. Pedestal hand basin. Vinyl flooring. Part-tiled walls. Radiator. Extractor fan.

### 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.

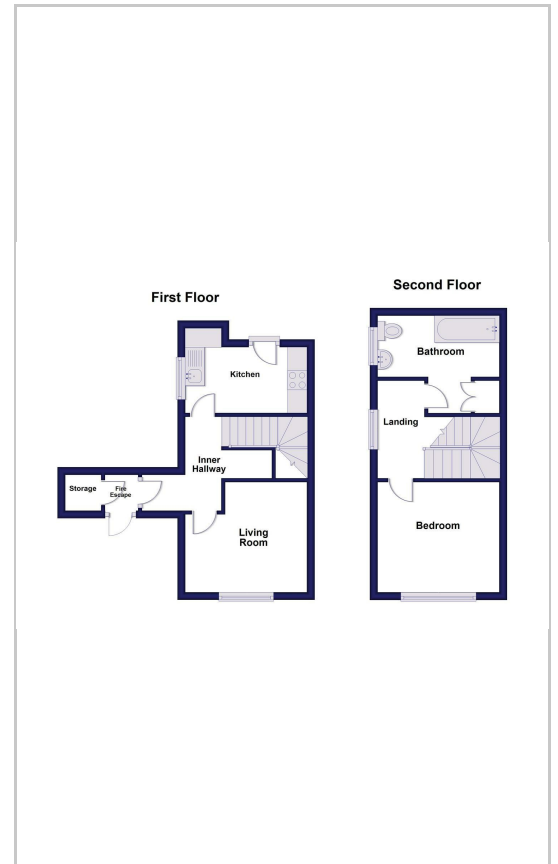
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

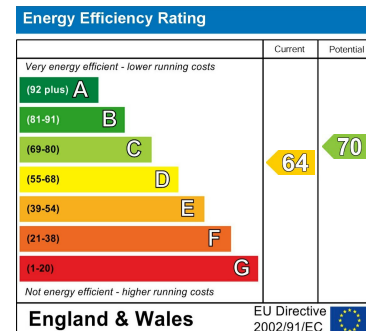
## Area Map



## 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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