



# Inglebys

Estate Agents



## 79 Rosedale Lane

Port Mulgrave, TS13 5LD

**Auction Guide £215,000**



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



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Located on the Cliff top, in the historic and former Ironstone exporting port of Port Mulgrave. Originally built to house the Pay office, with the Mine Manager occupying the property next door, 79 Rosedale Lane is steeped in history, and must be viewed to be fully appreciated. Occupied by its current owner since 1952, this charming Residence has many original features including a working coal stove in the main living room. The property has stunning views to the front and side aspects, and the placement of it's many windows allows the sea and cliff views to be seen from most rooms. The property is on The Cleveland Way, between Staithes and Runswick Bay, offering perfect access to coastal routes. The property further benefits from off street parking, garage and a large rear garden. In need of some refurbishment, a fantastic Coastal Retreat, or an all round perfect Family Home

Tenure - Freehold

Council Tax Band - D

EPC Rating - F Rating

**Entrance Porch**  
 uPVC door

**Hall**  
 Stairs to First Floor

**Lounge 16'11" x 12'2" (5.16m x 3.73m)**  
 uPVC bay window with sea/cliff views, coal range stove (which can be opened back up), double radiator, large understairs storage cupboard with light, carpet

**Reception Two 19'6" x 11'6" (5.95m x 3.52m)**  
 uPVC bay window to the front and two further uPVC Bay windows to the side aspect all offering sea/cliff views, open fire with tiled hearth and backplate

**Kitchen/Diner 20'7" x 8'0" (6.28m x 2.46m)**  
 Range of wall, base and drawer units, marble effect worktops, stainless steel sink and drainer, electric slot in oven, plumbing for washing machine, floor mounted oil boiler. 3 uPVC windows to the rear and side aspects, door leading to the rear, radiator

**First Floor**  
 Landing area with uPVC window to the rear, three radiators, loft hatch giving access to a half boarded loft with lighting

**Bedroom One 11'10" x 9'3" (3.62m x 2.84m)**  
 uPVC window to the front aspect

**Bedroom Two 11'8" x 9'1" (3.56m x 2.77m)**  
 uPVC window to the front, large cupboard which could be used as a walk in wardrobe

**Bedroom Three 8'9" x 7'1" (2.67m x 2.17m)**  
 uPVC window to the rear

**Bathroom 8'2" x 7'4" (2.5m x 2.25m)**  
 White suite with easy access walk in bath, shower over, airing cupboard housing water tank, window to the rear, double radiator

**Externally**  
 Garage and a half with mezzanine for storage, electricity and lighting, roller shutter door

Large rear 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.

**Auctioneers Additional Comments**  
 Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

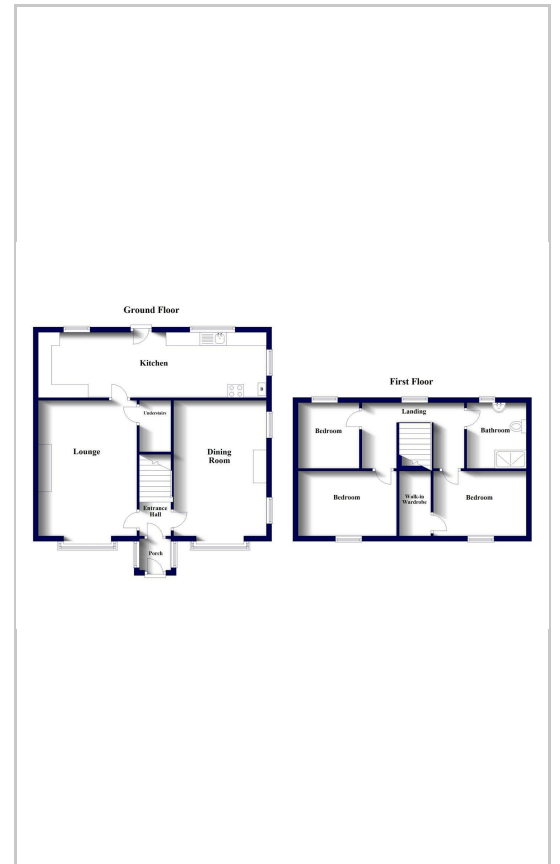
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

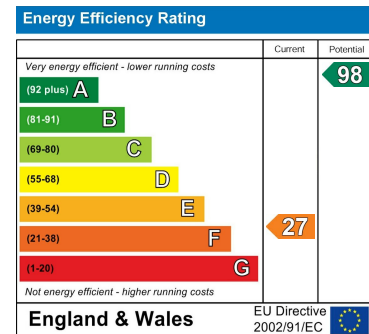
## Area Map



## Floor Plans



## Energy Efficiency Graph



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