



# Inglebys

Estate Agents



## 61 Boosbeck Road

Skelton-In-Cleveland, TS12 2DG

**£125,000**



Available to purchase with no onward chain, a deceptively spacious 3-bedroom mid-terraced family home. Boasting large rear garden & ample off-street parking, along with log-burning stove, a fabulous first-time buy.



Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: C-Rating.

**Entrance Porch**

UPVC double glazed front door, oak flooring, electric meter, fuse board.

**Hallway**

Radiator, oak flooring, stairs leading to the first floor.

**Living Room 12'8" x 11'9" (3.88m x 3.59m)**

Carpeted, radiator, UPVC double glazed window to the front aspect with blinds, log burning stove. TV Point.

**Kitchen 11'7" x 10'5" (3.54m x 3.19m)**

Oak flooring, radiator, range of wall base and drawer units, integrated eye level oven & electric hob, Belfast sink, integrated dishwasher, extractor hood, UPVC double glazed window.

**Utility Room 11'6" x 7'5" (3.51m x 2.28m)**

Oak flooring, radiator, wall mounted combi-boiler, plumbing for washing machine, UPVC double glazed window, composite rear door.

**Ground-Floor W/C 4'0" x 3'9" (1.24m x 1.15m)**

Oak flooring, radiator, UPVC double glazed window, wash hand basin, low-level W/C.

**First Floor**

**Landing**

Carpeted. Bannister.

**Bathroom 11'6" x 10'7" (3.53m x 3.24m)**

Laminate flooring, chrome towel radiator, UPVC double glazed window, low-level W/C, pedestal wash hand basin, shower cubicle with electric shower.

**Bedroom One 12'4" x 10'7" (3.78m x 3.23m)**

Carpeted, radiator, fitted sliding wardrobes, UPVC double glazed window.

**Bedroom Two 11'6" x 10'7" (3.53m x 3.24m)**

Carpeted, radiator, UPVC double glazed window.

**Bedroom Three 9'3" x 5'10" (2.83m x 1.78m)**

Carpeted, radiator, UPVC double glazed window, loft hatch.

**External**

**Yard**

Concrete base, gate leading to rear aspect.

**Driveway**

Graveled driveway offering parking for up to 3x cars.

**Garage**

Power supply, up & over garage door, wooden courtesy door.

**Large Garden**

Laid to lawn, views across the surrounding countryside.

**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.

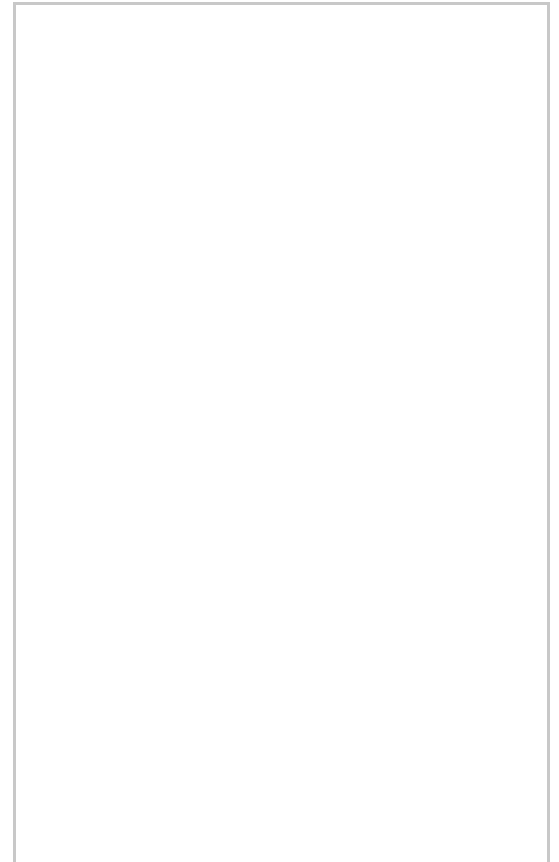
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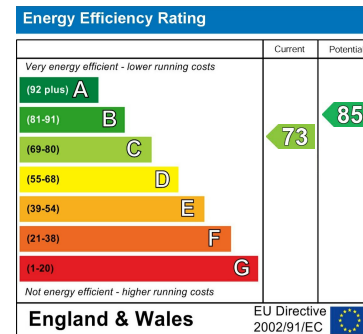
## Area Map



## Floor Plans



## Energy Efficiency Graph



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