



Inglebys

Estate Agents



40 Rosthwaite Drive

Skelton-In-Cleveland, TS12 2WJ

£260,000



Rosthwaite Drive presents an exceptional opportunity to acquire a well presented and spacious, detached house. This spacious residence boasts four well-proportioned bedrooms, making it an ideal family home. The property features a generous reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With detached garage, driveway to the side, enclosed rear garden and En Suite to the Master Bedroom



Tenure: Freehold.

EPC Rating: Awaiting New Certificate.

Council Tax Band: C

Entrance Hallway
Partially glazed entrance door.
Engineered hard wood flooring with an oak veneer.
Electrical fusebox.
Under-stair storage cupboard.
Radiator.

Lounge 11'10" x 14'9" (3.62 x 4.50)
Double glazed window to the front aspect.
Engineered hard wood flooring with an oak veneer.
Radiator.

Ground Floor WC 4'0" x 6'1" (1.24 x 1.86)
Half tiled walls.
Low level WC and pedestal sink.
Wood effect vinyl flooring.
Radiator.

Kitchen/Dining Room 18'8" x 11'0" (5.7 x 3.36)
Double glazed window to the rear aspect.
Radiator.
A range of high gloss wall and base units with solid oak roll top work surfaces.
Composite sink with stainless steel mixer tap.
High gloss ceramic tiled flooring.
Doorway to the Utility Room.
uPVC French doors, opening to the rear garden.

Utility Room 5'7" x 4'0" (1.71 x 1.24)
White, high gloss base units with granite effect roll top work surfaces.
Plumbing for a washing machine.
High gloss ceramic tiled flooring.

First Floor Landing 11'10" x 7'10" (3.62 x 2.39)
Loft access hatch.
Radiator.

Bedroom one 11'10" x 10'9" (3.62 x 3.29)
Double glazed window to the front aspect.
Radiator.
Built in wardrobes.
Door to the en suite.

En Suite 6'8" x 10'9" (2.04 x 3.29)
A modern, three piece bathroom suite comprising of a low level WC, pedestal sink and glass shower enclosure with a Triton t80z electric shower.
Half tiled walls.
Radiator.
Wood effect laminate flooring.

Bedroom Two 9'3" x 11'6" (2.84 x 3.52)
Double glazed window to the rear.
Radiator.

Bedroom Three 8'9" x 9'3" (2.67 x 2.84)
Double glazed window to the rear aspect.
Radiator.

Family Bathroom
Half tiled walls.
A three piece bathroom suite comprising of a low level WC, pedestal sink and a panelled bath with shower over.
Wood effect laminate flooring.

External
To the rear of the property is a low maintenance garden, comprising of an Indian flagstone patio area and wooden flower beds and gravel.
The side driveway provides off street parking for two vehicles and access to the garage.

Detached Garage
Brick built detached garage with up and over door, power and light.

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.

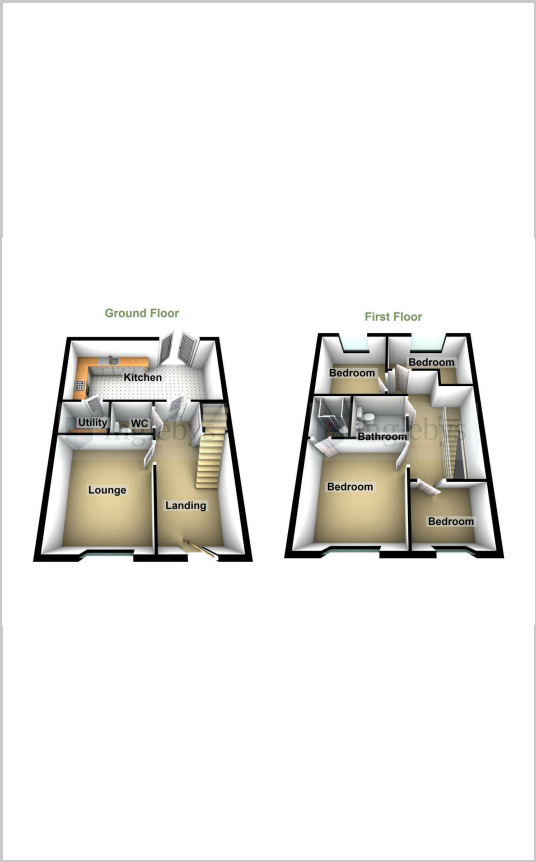
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

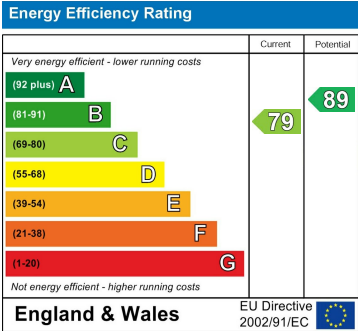
Area Map



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