



# Inglebys

Estate Agents



## 22 Huntcliff Court, Glenside

Saltburn-By-The-Sea, TS12 1LL

**£175,000**



Available exclusively for over 60's, Huntcliff Court offers a fantastic, independent and comfortable lifestyle choice with communal residents' lounge, enclosed landscaped gardens and within close range of Saltburn's popular Town Centre & Valley Gardens. Situated on the top floor (3rd), with access to the apartment via stairs or lift, the apartment offers spacious, light & airy accommodation and must be viewed to be fully appreciated.



Lease Restrictions: Holiday Lettings & Residential Lettings are NOT permitted.  
Maintenance Charge: £256 per month.  
Ground Rent: £500 per annum.  
On-Site Parking £500 per annum.  
Council Tax Band: Band B

EPC Rating: Awaiting new certificate.

**Entrance Hallway 8'11" x 3'10" (2.72 x 1.17)**

Spacious storage cupboard housing an electric boiler, meters and fuse boxes.  
Intercom system.

**Lounge 17'1" x 13'5" (5.23 x 4.10)**

Wall mounted electric heater.  
uPVC double doors, opening to the balcony with sweeping views across Saltburn.

**Kitchen 9'4" x 9'3" (2.85 x 2.84)**

Two double glazed windows to the rear aspect.  
A range of fitted wall and base units with granite effect roll top work surfaces.  
Stainless steel sink unit with mixer tap.  
Integrated electric oven, hob and fridge/freezer.

**Bedroom 9'7" x 13'6" (2.94 x 4.12)**

Double glazed window to the rear aspect.  
Fitted wardrobes with sliding, mirrored doors.

**Shower Room 6'10" x 3'4" (2.1 x 1.03)**

A three piece suite comprising of a low level WC, pedestal wash hand basin inset into a vanity unit and a double shower enclosure.  
Fully tiled walls.  
Wall mounted electric heater.  
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.

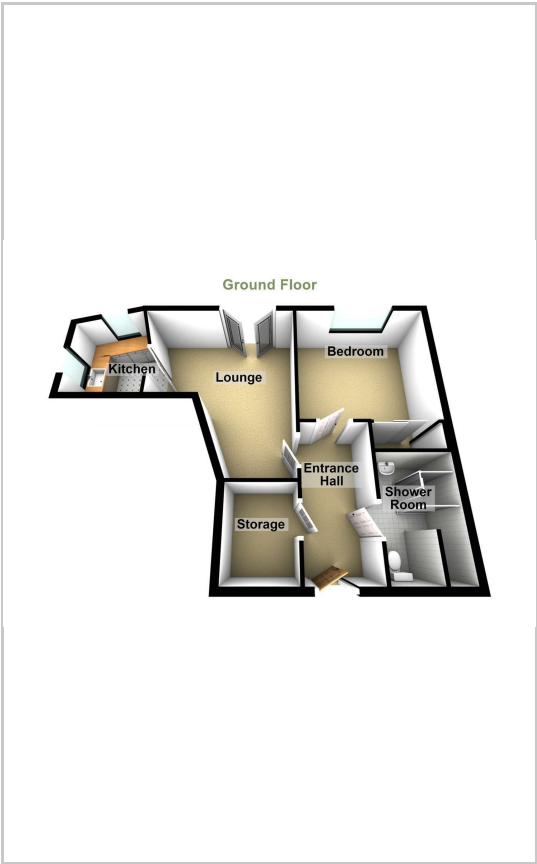
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.