



# Inglebys

Estate Agents



## 131 Hazelgrove, Milton Street

Saltburn-By-The-Sea, TS12 1DE

**£155,000**



A bespoke 2-bedroom modern Park Home situated in the desirable Hazelgrove Residential Park Development, complete with private garden space & off-street parking for 1x car.



Offering a peaceful getaway from the urban lifestyle, Tingdene's 'Hazelgrove' development site offers exclusive single-storey living accommodation for the over 45's. Providing luxurious and executive homes with various specifications, this particular Park Home is the 40 x 20'ft and is The Warkton Model. It benefits 2x double bedrooms, one with en-suite and an additional study. It also boasts a low-maintenance private garden space to the rear and side and off-street parking to the side for 1 x car.. Only a short walk / drive into Saltburn's bustling Town Centre, woodland walks & beach, this beautiful Park Home must be viewed to be fully appreciated. This particular park home is less than 3 years old and has been competitively priced for a quick sale. Furniture included. Early viewing is essential.

Tenure: Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: Exempt.

**Living Room 21'7" x 15'3" (6.60m x 4.67m)**  
uPVC windows x 4. Carpet flooring. LED downlights. Radiators x 2.

**Kitchen 8'0" x 6'5" (2.46m x 1.98m)**  
A range of wall, base & drawer units. Composite sink with drainer. Integrated electric oven & hob. uPVC window. Laminate worktops. Laminate flooring.

**Utility 8'0" x 4'5" (2.46m x 1.37m)**  
A range of storage units. Integrated fridge freezer and washing machine. Laminate worktops. Radiator. LED downlights. Door leading to side aspect.

**Study 5'3" x 1'8" (1.62m x 0.52m)**  
uPVC window. Radiator. Carpet flooring. Storage cupboard. LED downlights.

**Bathroom 5'7" x 6'3" (1.71 x 1.91)**  
Double glazed windows.  
Laminate flooring.  
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath.  
Chrome towel rail.

**Bedroom One 10'9" x 9'6" (3.29m x 2.90m)**  
uPVC window. Radiator. Fitted wardrobes. Carpet flooring.

**En-suite 4'7" x 4'6" (1.41m x 1.38m)**  
uPVC window. Walk-in shower with glass enclosure. Low level W/C. Hand basin. Chrome towel rail. Laminate flooring.

**Bedroom Two 9'10" x 8'7" (3.00m x 2.63m)**  
uPVC window. Radiator. Fitted wardrobes. Carpet flooring.

**External**  
Externally - There are low maintenance gardens to the sides and rear side of the property.  
Parking x 1 car.

**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.

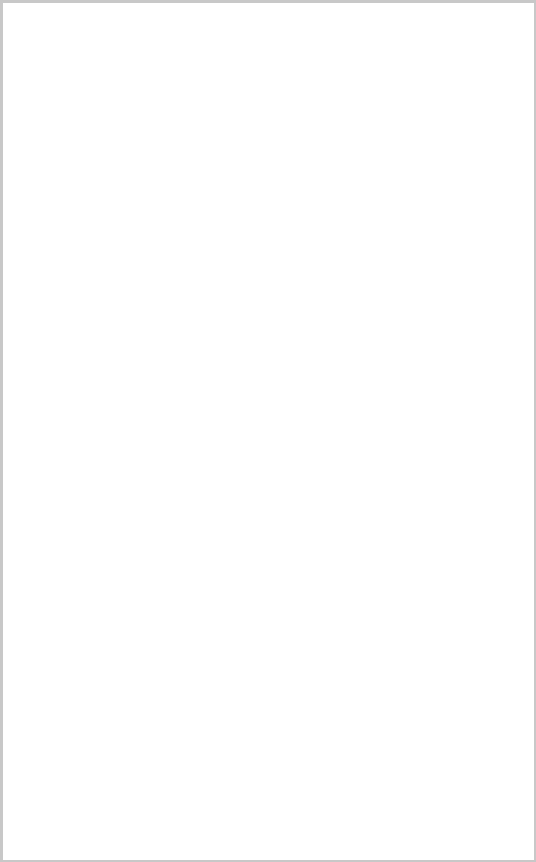
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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## Area Map



## Floor Plans



## Energy Efficiency Graph

