



Inglebys

Estate Agents



41 Maynard Street

Carlin How Saltburn-By-The-Sea, TS13 4AE

£72,000



A well-maintained 2-bedroom, mid-terraced property situated in Carlin How. This home is presented in good condition throughout, offering ready-to-move-in accommodation ideal for first-time buyers or investors.

One of the standout features of this property is its proximity to the local beaches, village amenities, local bus routes and a short drive to neighbouring seaside towns and the North York Moors National Park.



This charming home offers excellent value for buyers seeking a well-maintained property in a convenient location. Early viewing is highly recommended to fully appreciate the space, condition, and potential this home has to offer.

Tenure: Freehold

Council Tax Band: Band-A

EPC Rating: D Rating

Lounge 14'4" x 11'10" (4.39m x 3.61m)
uPVC window to the front aspect. Radiator. Carpeted. Stairs to First Floor.

Kitchen 9'5" x 7'9" (2.89m x 2.38m)
uPVC window to the rear. A range of wall, drawer & base units in white. Gas hob. Electric oven. Plumbing for washing machine. Vinyl flooring. uPVC door to the rear.

Ground Floor Bathroom 7'8" x 4'5" (2.35m x 1.35m)
Walk-in shower, glass enclosure. Low-level W/C. Vanity unit hand-basin. Chrome column radiator. Vinyl flooring.

First Floor

First Floor W/C 2'4" x 2'4" (0.73m x 0.72m)
uPVC window to the rear aspect. Low-level W/C. Pedestal hand-basin. Vinyl flooring.

Bedroom One 14'5" x 8'7" (4.41m x 2.62m)
uPVC window to the front aspect. Radiator. Carpeted.

Bedroom Two 8'7" x 7'11" (2.62m x 2.43m)
uPVC window. Carpeted. Radiator.

Externally
Front.

Gravelled area to the front of the property. Steps leading down to the front door.

Rear.
On to the rear street, there is a access to a brick built out-building which has lighting and electricity.

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.

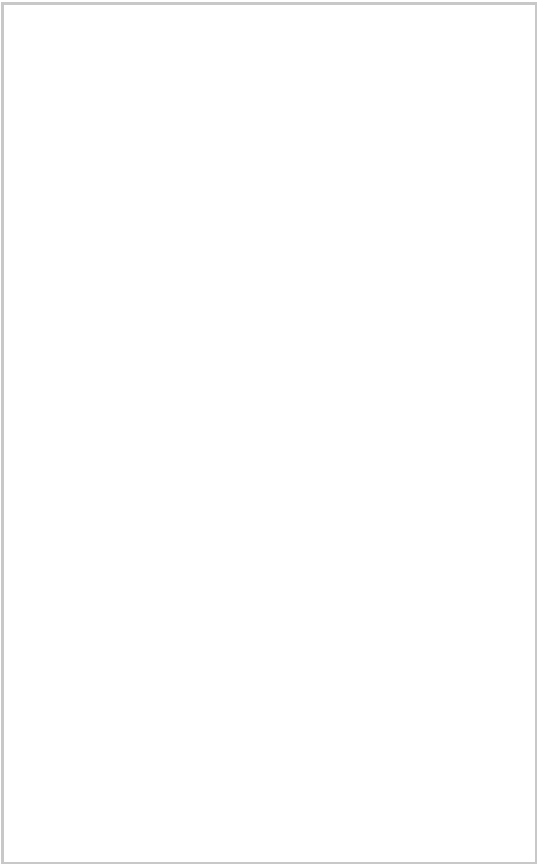
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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.

Area Map



Floor Plans



Energy Efficiency Graph

