



Inglebys

Estate Agents



12 The Roseway

Saltburn-By-The-Sea, TS12 1JB

£995 Per Calendar Month



Situated in a desirable location in Saltburn, this 3 bedroom semi-detached property has been renovated to the highest of standards. Offering open plan living, downstairs W/C, courtyard as well as side garden and show stopping kitchen with skylight. Available beginning of December.



Council Tax Band: Band-C.

EPC Rating: D-Rating.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Hall 14'10" x 5'10" (4.54m x 1.78m)

Composite UPVC double glazed door to the front elevation. Karndean flooring. Composite vertical radiator. Stairs leading to the first floor. Under-stairs storage cupboard with electric meter & fuse board.

Ground-Floor W/C 4'3" x 2'4" (1.31m x 0.72m)

Low-level W/C. Vanity unit with hand basin. Extractor fan. Sensor lighting.

Kitchen / Breakfast Room 18'1" x 9'6" (5.53m x 2.90m)

A range of wall, base & drawer units. Laminate worktops with matching breakfast bar, incorporating 1 1/2 bowl composite white sink with chrome mixer tap & single drainer. Integrated electric oven & ceramic hob. Extractor hood. 2x UPVC double glazed windows, composite UPVC double glazed door to the rear elevation & Velux roof window. Composite vertical radiator. Integrated dishwasher. Plumbing for washing machine. Integrated fridge & freezer. LED downlighting. UPVC double glazed French doors to the rear garden. Karndean flooring.

Living Room & Dining Area 21'11" x 10'9" (6.70m x 3.28m)

Open-plan living & dining area. UPVC double glazed bay window to the front aspect with fitted venetian blinds. Feature electric fire. 3x composite vertical radiators. UPVC double glazed window to the rear aspect. Karndean flooring. TV mount.

Utility Room

Access to yard, garden & garage.

Garage

'Up & Over' door. Power supply.

First Floor

Landing

Carpeted. UPVC double glazed window to the side aspect. Loft hatch. Smoke alarm.

Bedroom One 10'9" x 10'7" (3.29m x 3.24m)

UPVC double glazed bay window. Carpeted. Radiator.

Bedroom Two 10'9" x 10'8" (3.28m x 3.26m)

UPVC double glazed bay window. Carpeted. Radiator.

Bedroom Three 6'9" x 5'10" (2.07m x 1.78m)

UPVC double glazed window. Carpeted. Radiator.

Bathroom 5'11" x 5'9" (1.81m x 1.76m)

Panel bath with thermostatic shower above. Pedestal hand basin. Low-level W/C. Karndean flooring. UPVC double glazed window. Tiled walls. Radiator with towel rail.

External

Wrap-around gardens with additional courtyard, double driveway & single garage providing ample off-street parking.

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.

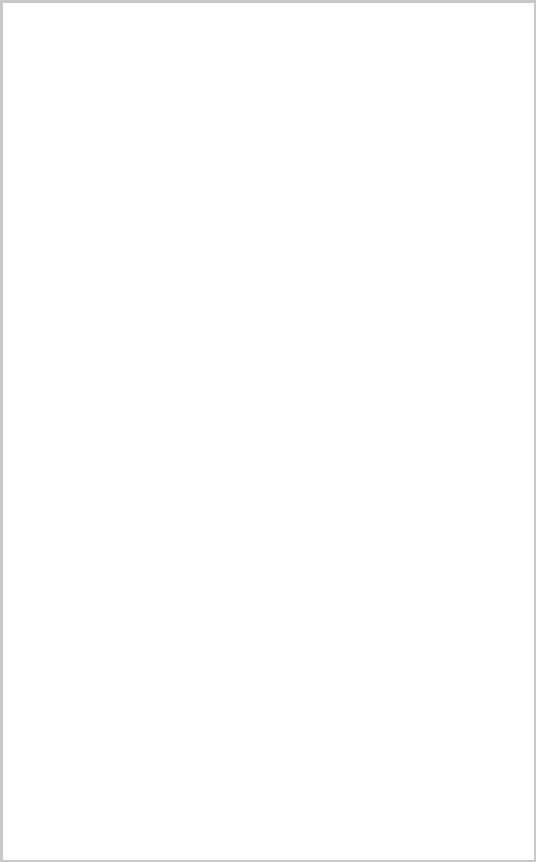
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

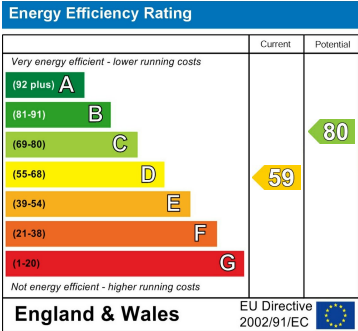
Area Map



Floor Plans



Energy Efficiency Graph



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.