



# Inglebys

Estate Agents



## 29 Montrose Street

Saltburn-By-The-Sea, TS12 1LH

**£895 Per Calendar Month**



Situated in the heart of Saltburn, an exceptional 3-bedroom terraced residence presented to the highest of standards throughout.





Council Tax Band: Redcar & Cleveland Council - Band B.  
EPC Rating: C-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.

Entrance

Tiled flooring, panelling, composite front door.

Hallway

Wooden flooring, hive active heating, radiator, smoke alarm.

Lounge 11'1" x 11'0" (3.38 x 3.36)

Wooden flooring, radiator, UPVC double glazed bay window, electric log burner, virgin point, phone point.

Dining Room 11'8" x 11'1" (3.56 x 3.38)

Wooden flooring, radiator, UPVC double glazed window.

Kitchen 14'4" x 8'0" (4.38 x 2.44)

Tiled flooring, radiator, fully fitted kitchen, range of wall base and drawer units, range cooker, combi boiler, ceramic sink, washing machine, dishwasher, integrated fridge freezer, UPVC double glazed window + door, extractor hood, under stairs storage cupboard.

Landing

Skylight, loft hatch, smoke alarm.

Bedroom One 11'1" x 14'7" (3.40 x 4.46)

Carpeted, radiator, UPVC double glazed bay window.

Bedroom Two 11'9" x 8'7" (3.60 x 2.62)

Carpeted, radiator, UPVC double glazed window.

Bedroom Three 7'1" x 8'2" (2.16 x 2.49)

Carpeted, radiator, fitted wardrobes, fitted cabin bed, desk, above bed storage.

Bathroom 6'9" x 5'1" (2.07 x 1.57)

Vinyl flooring, chrome towel radiator, bath with shower over, wash hand basin, toilet, UPVC double glazed window.

External

Rear Elevation

Enclosed courtyard with gated access to the alley & outhouse storage.

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.

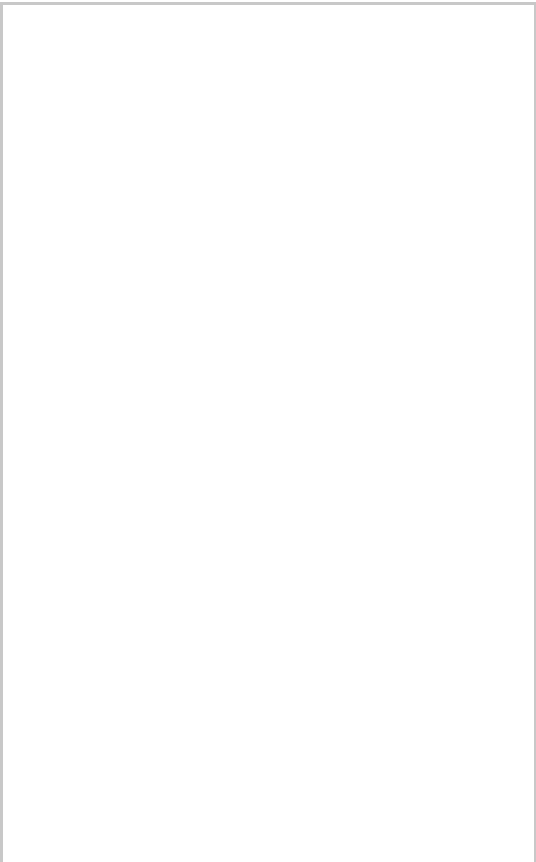
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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

