



Inglebys

Estate Agents



47 & 47A Boosbeck Road

Skelton-In-Cleveland, TS12 2DG

Offers Around £110,000



A unique opportunity to purchase 2x leasehold Apartments situated on a quiet road between Skelton & Boosbeck.



The ground floor 1 bedroom apartment has been recently refurbished with Dining Room/Office as well as a spacious lounge and kitchen. The upstairs apartment has large lounge/dining room as well as 2x bedrooms to the front & kitchen & bathroom to the rear. The property has also recently had renovations to the roof.

Both properties are currently tenanted on an AST contract however the ground floor apartment is due to become vacant. Rental incomes are £395 PCM for ground floor and £368 PCM for 1st floor.

Tenure Details: Leasehold - 952 Years remaining - £0 Ground Rent & Service Charge
 EPC Rating: Flat 47: D Rating/ Flat 47A: Awaiting Certificate
 Council Tax Band: Both apartments: A

Apartment 47A (Upstairs)

Entrance Hall

UPVC double glazed front door, stairs leading to 1st floor.

Lounge/Dining Room 11'7" x 15'10" (3.54 x 4.85)

Carpeted, radiator, fire surround, UPVC double glazed window, storage cupboard, phone point.

Kitchen 12'2" x 9'7" (3.72 x 2.93)

Laminate flooring, flooring, radiator, stainless steel sink + drainer, UPVC double glazed window, plumbed for washing machine, extractor hood.

Internal Hall

UPVC double glazed window, cupboard housing combi boiler.

Bathroom 5'4" x 6'2" (1.65 x 1.89)

Toilet, UPVC double glazed window, wash hand basin, bath with electric shower over.

Internal Hallway

Leading to front 2 bedrooms.

Bedroom 1 12'1" x 7'10" (3.70 x 2.40)

Carpeted, radiator, UPVC double glazed window.

Bedroom 2 9'0" x 7'6" (2.76 x 2.31)

Carpeted, radiator, UPVC double glazed window.

Apartment 47 (downstairs)

Lounge 12'4" x 13'1" (3.78 x 3.99)

UPVC double glazed front door + window. Carpeted. Radiator. Phone point. Fuse Board. Electric Meter.

Dining Room/ Office Area 11'4" x 7'6" (3.46 x 2.30)

Carpeted. Radiator. Internal Window.

Bedroom 11'4" x 8'6" (3.47 x 2.61)

Carpeted, UPVC double glazed window, built in storage cupboard.

Kitchen 11'6" x 9'4" (3.51 x 2.85)

Tiled flooring. Radiator. UPVC double glazed window. Range of wall, base and draw units. Electric Cooker (gifted). Plumbed for washing machine.

Internal Hallway

External hardwood door leading to rear shared yard. Storage cupboard housing combi boiler.

Bathroom 5'4" x 6'0" (1.64 x 1.84)

Tiled flooring. Radiator. Toilet. Wash hand basin. Panel bath. UPVC double glazed window. Electric shower over bath.

Shared Rear Yard

Concrete base. Gate Leading to rear alley.

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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

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 | |