Inglebys
Estate Agents

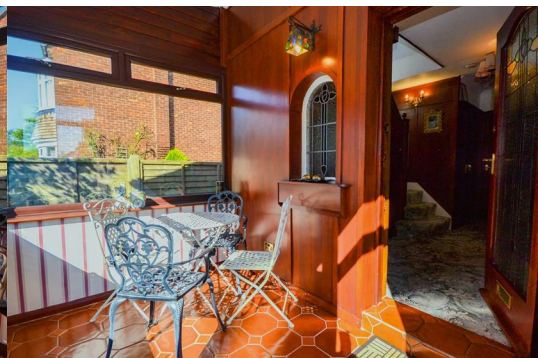
4 Hob Hill Close

Saltburn-By-The-Sea, TS12 1NB

£399,000

4 2 2 C

Situated in a prestigious, highly sought after location, a spacious 4-bedroom detached residence. Boasting front & rear gardens, and off-street parking, a fantastic family home. This lovely property has recently undergone works which includes a brand new heating system and boiler.



Tenure Details: Freehold.

Council Tax Band: Band-E.

EPC Rating: C Rating

Entrance Porch
Tiled floor. UPVC double glazed windows & door to the front elevation.

Entrance Hall 13'10" x 9'2" (4.23m x 2.80m)
Feature stained glass window & door to the front aspect. Staircase leading to the first floor. Under-stairs storage cupboard. Carpeted. Radiator.

Cloak Room 4'1" x 3'8" (1.25m x 1.13m)
UPVC double glazed window. Low-level W/C. Hand basin.

Living Room / Dining Area 27'9" x 13'4" (8.46m x 4.08m)
Open-plan dual-aspect living & dining space. Carpeted. Open fireplace with feature surround. UPVC double glazed bow window to the rear aspect overlooking the garden. Radiator. UPVC double glazed window to the front aspect.

Kitchen 9'8" x 9'1" (2.97m x 2.77m)
A range of wall, base & drawer units. Laminate worktops incorporating white enamel 1 1/2 bowl sink with single drainer & mixer tap. Integrated eye-level double oven with separate ceramic hob. Extractor hood. Plumbing for dishwasher & space for fridge / freezer. Carpeted. UPVC double glazed window to the side aspect. Radiator. Floor-mounted boiler.

Pantry 5'0" x 2'10" (1.53m x 0.87m)
UPVC double glazed window.

Office 9'7" x 8'2" (2.93m x 2.51m)
UPVC double glazed French doors open to the rear garden. Tiled floor. Electric radiator. Access to the Ground-Floor Bedroom.

Ground-Floor Bedroom 16'11" x 9'1" (5.18m x 2.79m)
UPVC double glazed windows to the front & side aspects. Carpeted. Electric radiator. Access to the En-Suite Shower Room.

En-Suite Shower Room 5'1" x 3'11" (1.56m x 1.21m)
Walk-in shower cubicle. Chrome heated towel rail. Extractor fan.

First Floor

Landing
UPVC double glazed window to the side aspect. Carpeted.

Bedroom One 13'6" x 13'5" (4.12m x 4.09m)
UPVC double glazed bow window to the rear aspect with views over the garden. Carpeted. Radiator.

Bedroom Two 13'4" x 13'4" (4.08m x 4.07m)
UPVC double glazed window to the front aspect. Radiator. Carpeted.

Bedroom Three 9'1" x 7'2" (2.79m x 2.19m)
UPVC double glazed window. Carpeted.

Bathroom 9'4" x 5'10" (2.85m x 1.80m)
Panel bath with shower above. Pedestal hand basin. Low-level W/C. Tiled floor & walls. UPVC double glazed window. Heated towel rail.

External

Front Elevation
Paved driveway, gravel area, hedge.

Rear Elevation
2x Patio area, established boarders, lawn area, shed.

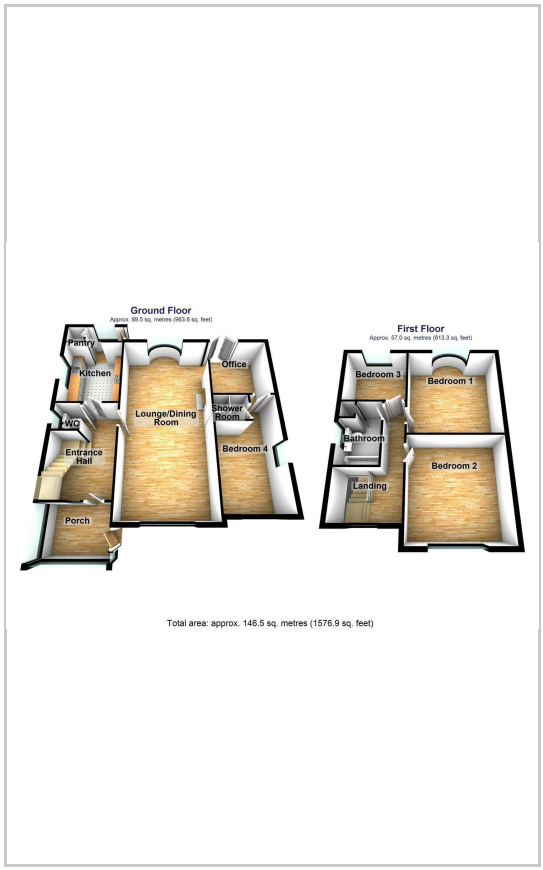
Disclaimer
Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

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.

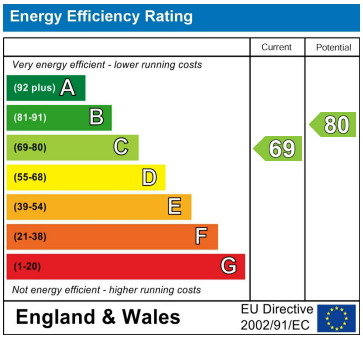
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Area Map

Floor Plans



Energy Efficiency Graph



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