

- Stunning 3/4 bedroom detached bungalow
- Ample parking and garage
- Fantastic sea and rural views



82 Rosedale Lane, Port Mulgrave, Saltburn-By-The-Sea, Cleveland, TS13 5LD

Guide Price £439,950

Property Group
ASTIN'S



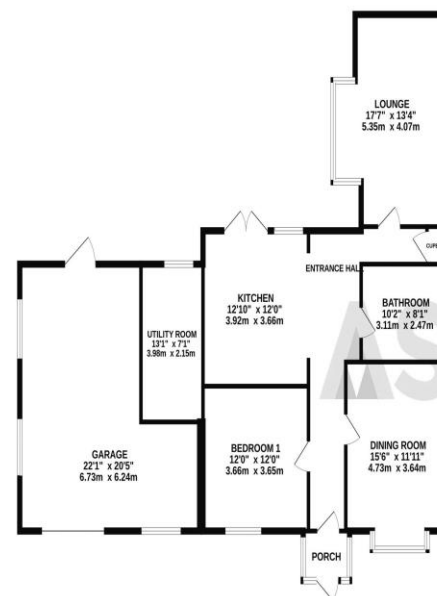
Astins are proud to bring to market this exceptional property that is ideally located overlooking the Sea and rural views for miles! Originally built in the 1950's this property is decorated and renovated to the absolute highest of standards and is a straight walk in for discerning purchaser. The whole property has flexibility and can be altered throughout very easily if desired to suit family needs.

The ground floor offers a wonderful free flow hallway into a modern kitchen with integral appliances and grey gloss units. There is a large double bedroom, separate dining room that could very easily be a fourth bedroom if desired meaning all accommodation could be on one level. There is a recently fitted modern family bathroom and large lounge with focal wood burning stove and large bay window overlooking the rolling rural hills and out to Sea. There is a useful utility room and access to a large storage room with elevated sea views that sits over the garage. The first floor offers two further double bedrooms with Sea and rural views. Externally to the rear there is a generous raised patio that overlooks the glorious views and is an amazing place to sit and relax and take in the landscape.

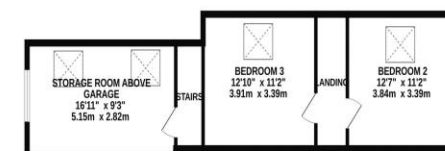
There is a double garage and ample parking to the front and side of the property. There is also a parcel of land that sits to the side elevation of the property that is currently used as an additional garden.

A prime property in a prime location that would make an ideal family home, holiday let investment or bolt hole property. Offered with no upward chain.

GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.



FIRST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



Property Group

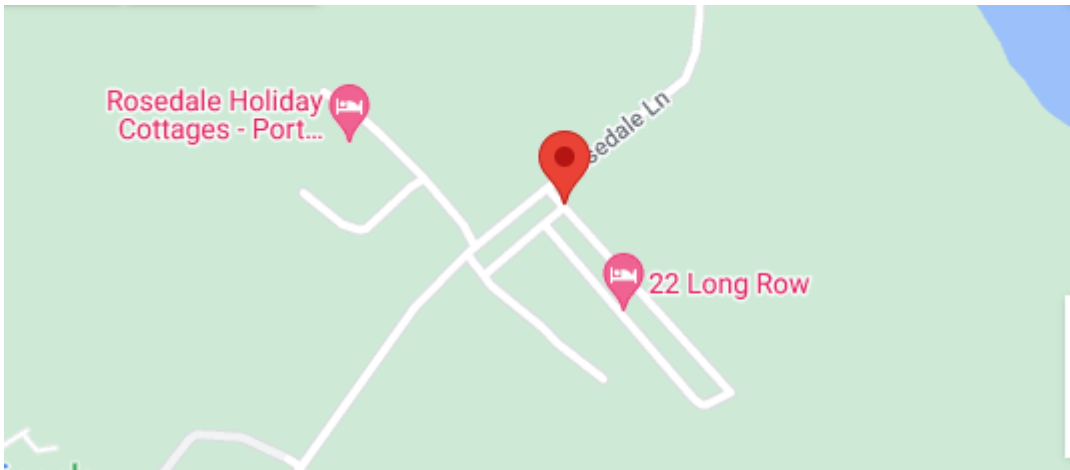
ASTIN'S

TOTAL FLOOR AREA: 1908 sq.ft. (177.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix CE024

Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 9892

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy performance certificate (EPC)

82 Rosedale Lane Port Mulgrave SALTBRIVEN-BY-THE-SEA TS13 9LD	Energy rating D	Valid until: 12 June 2033
		Certificate number: 0330-2100-6240-2127-0685

Property type	Detached house
Total floor area	135 square metres

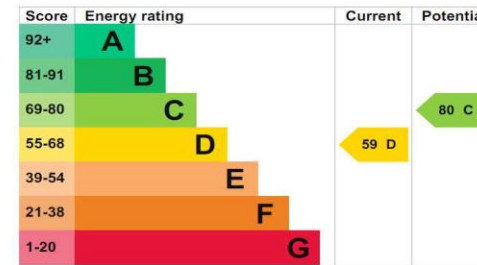
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-exemptions>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2100-6240-2127-0685>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

For all our properties visit www.astin.co.uk

Tel: 01947 821122 Option 1

Email: property@astin.co.uk