

- Large Family Home
- Car Parking & Garage
- Period Features Throughout



110 High Street, Hinderwell, Hinderwell, Cleveland, TS13 5ES

Guide Price £425,000

Property Group

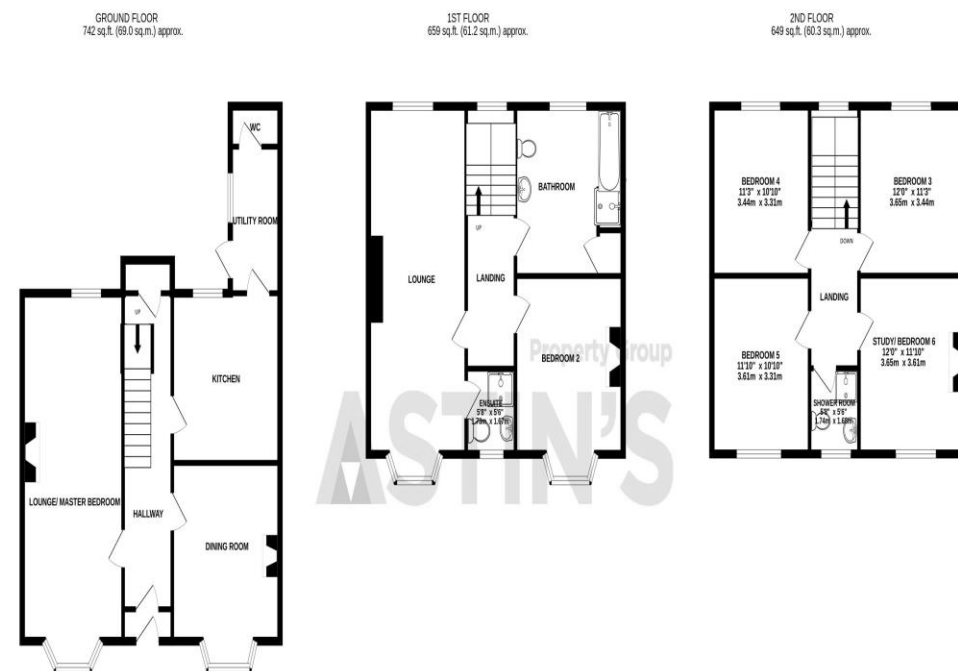
**ASTIN'S**







An impressive stone built period Grade II mid terraced house on Hinderwell High Street. Laid out on three floors the property could have 6 bedrooms if required. Recently the house has been used for multi generational living so has two lounges, a study and four bedrooms but with such a large amount of accommodation there are many possibilities as to how to use the rooms. The house has many period features including a stunning stained glass window to the rear which spans all three floors. On the ground floor there is an long entrance hallway with doors leading into the lounge, dining room and kitchen with a beautiful staircase leading to the first floor. There is also a utility room and downstairs WC located off the kitchen. The first floor has a very large room running the full length of the property which could be the master bedroom with an en-suite shower room but is currently used as a second lounge. There is also a larger than average bathroom and a double bedroom. The top floor has four double bedrooms, one of which is used as a study and also a separate shower room. The house has parking to the rear accessed by double gates which also provide access to the neighbouring property. These lead into a large garden area with a single garage, greenhouse and fruit trees. The garden is mostly laid to paving and gravel which makes for easy maintenance but there are several flower beds and shrubs running along the borders. This house is definitely one to be viewed as there is so much to say when describing the wealth of space that it would be better to have a look and take in all that there is to offer! The location is also ideal in that it is on a bus route and very near to, in our opinion, some of the best local beaches. Yet also just over half an hours drive to Teeside and a short drive into Whitby.



TOTAL FLOOR AREA : 2049 sq.ft. (190.4 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.  
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Always a warm welcome 7 days a week

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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: 2231

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)

|  |                           |                     |                          |
|--|---------------------------|---------------------|--------------------------|
| 110 High Street<br>Hinderwell<br>SALTBURN-BY-THE-SEA<br>TS13 9ES | Energy rating<br><b>F</b> | Valid until:        | 22 February 2035         |
|  |                           | Certificate number: | 1435-5022-4400-0669-7226 |
| Property type  |                           | Mid-terrace house   |                          |
| Total floor area   |                           | 194 square metres   |                          |

Rules on letting this property

**!** You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/tenants-prove-anted-property-minimum-energy-efficiency-standard-anted-guidance) <https://www.gov.uk/guidance/tenants-prove-anted-property-minimum-energy-efficiency-standard-anted-guidance>.

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 66 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 29 F    |           |
| 1-20  | G             |         |           |

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 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

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