

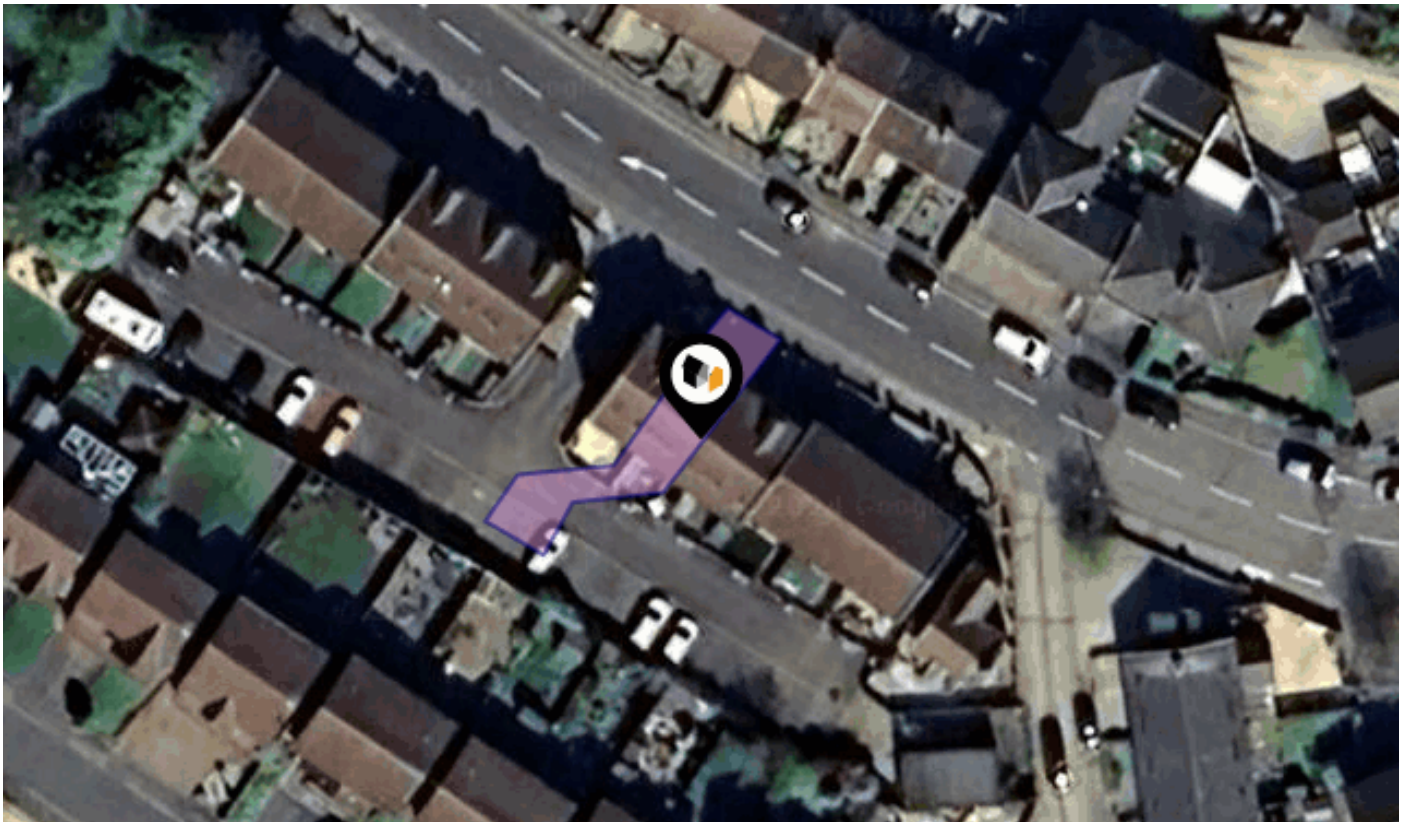


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 27th March 2024



**8, HOLMBECK ROAD, SKELTON-IN-CLEVELAND,
SALTBURN-BY-THE-SEA, TS12**

Leapfrog Lettings and Sales

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aprift
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Introduction

Our Comments



Please find attached our comprehensive marketing pack, which will help your buyers when purchasing your home.

Property Overview



Property

Type:	Terraced	Last Sold £/ft²:	£123
Bedrooms:	5	Tenure:	Freehold
Floor Area:	1,097 ft ² / 102 m ²		
Plot Area:	0.03 acres		
Year Built :	2007		
Council Tax :	Band C		
Annual Estimate:	£1,878		
Title Number:	CE194782		
UPRN:	10013579139		

Local Area

Local Authority:	Redcar and Cleveland
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

6 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



**8, HOLMBECK ROAD, SKELTON-IN-CLEVELAND,
SALTBURN-BY-THE-SEA, TS12**

Ground Floor



First Floor



Second Floor



Property EPC - Certificate



Holmbeck Road, Skelton-in-Cleveland, TS12

Energy rating

C

Valid until 25.04.2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

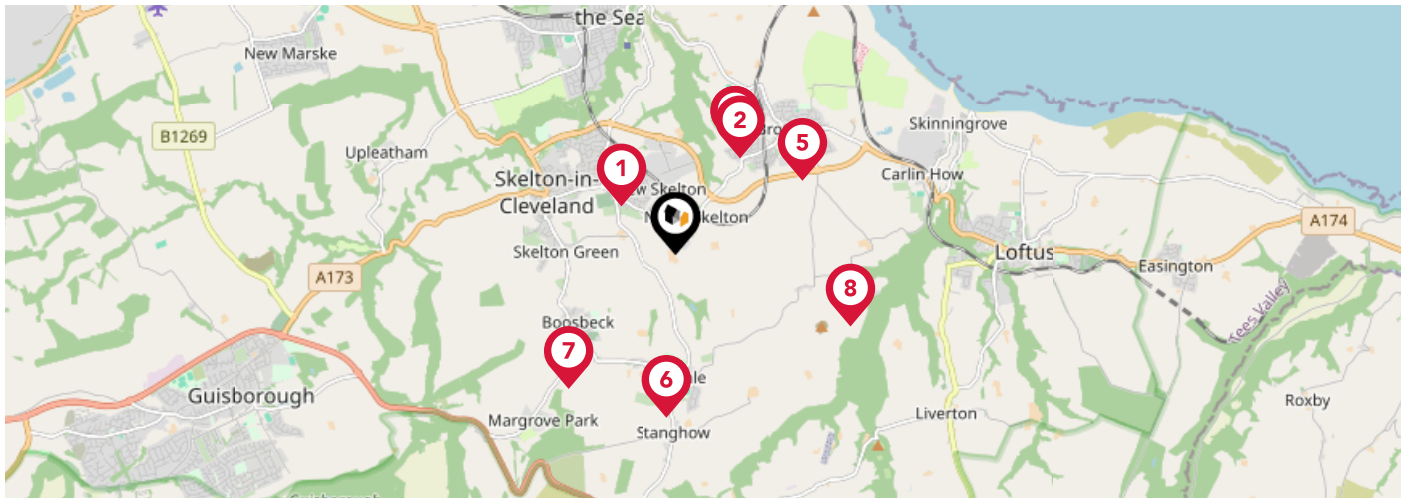
EPC - Additional Data



Additional EPC Data

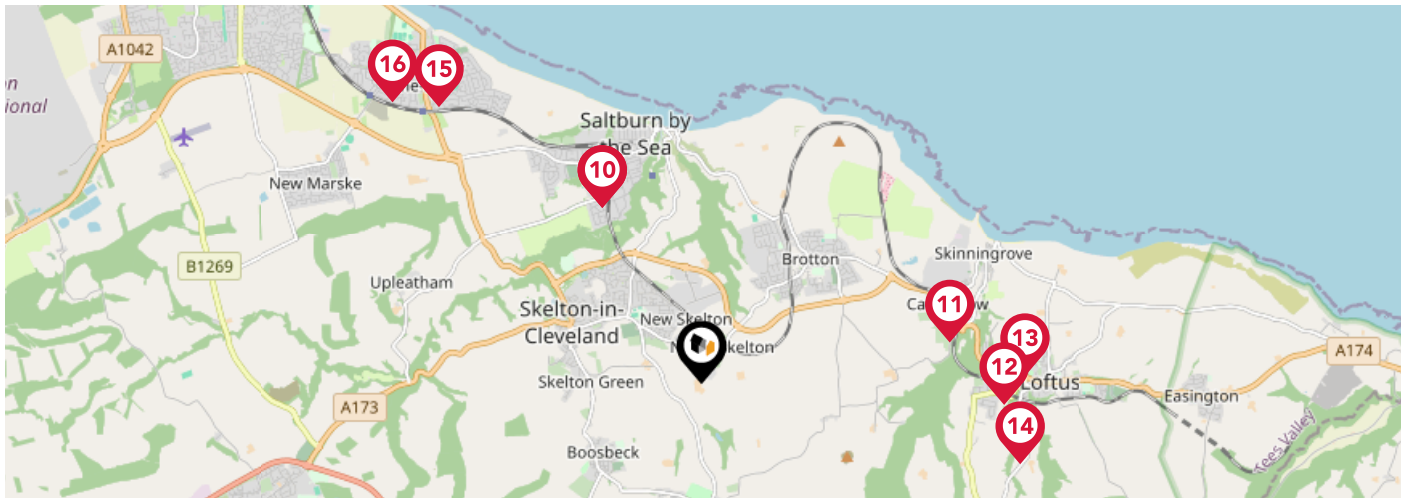
Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Solid, insulated (assumed)
Total Floor Area:	102 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Skelton Primary School Ofsted Rating: Good Pupils: 559 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Freebrough Academy Ofsted Rating: Inadequate Pupils: 825 Distance:0.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Peter's Church of England Primary School Ofsted Rating: Good Pupils: 346 Distance:1.05	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Kilton Thorpe Specialist Academy Ofsted Rating: Outstanding Pupils: 163 Distance:1.05	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Badger Hill Academy Ofsted Rating: Good Pupils: 203 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Lingdale Primary School Ofsted Rating: Requires Improvement Pupils: 101 Distance:1.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Lockwood Primary School Ofsted Rating: Good Pupils: 203 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Old Farm School Ofsted Rating: Good Pupils: 22 Distance:1.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

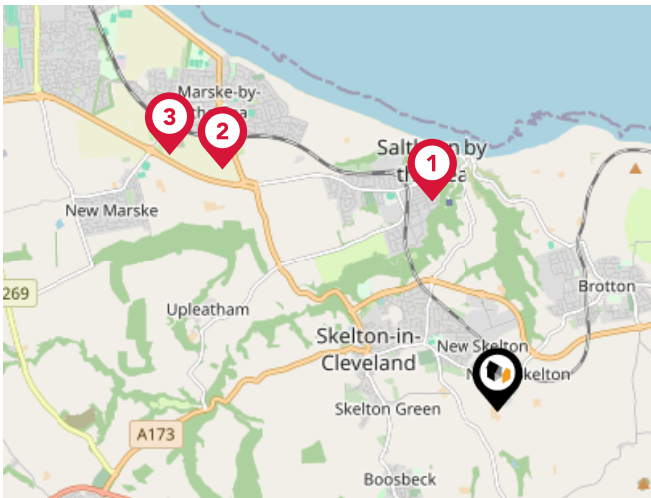
Area Schools



	Nursery	Primary	Secondary	College	Private
<p>9 Saltburn Primary School Ofsted Rating: Good Pupils:0 Distance:1.74</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 Huntcliff School Ofsted Rating: Inadequate Pupils:0 Distance:1.74</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Whitecliffe Academy Ofsted Rating: Good Pupils: 120 Distance:2.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 Handale Primary School Ofsted Rating: Good Pupils: 228 Distance:2.61</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 Hummersea Primary School Ofsted Rating: Outstanding Pupils: 312 Distance:2.79</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Saint Joseph's Catholic Primary School, A Catholic Voluntary Academy Ofsted Rating: Outstanding Pupils: 181 Distance:2.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Errington Primary School Ofsted Rating: Good Pupils: 263 Distance:3.29</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Westgarth Primary School Ofsted Rating: Outstanding Pupils: 353 Distance:3.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

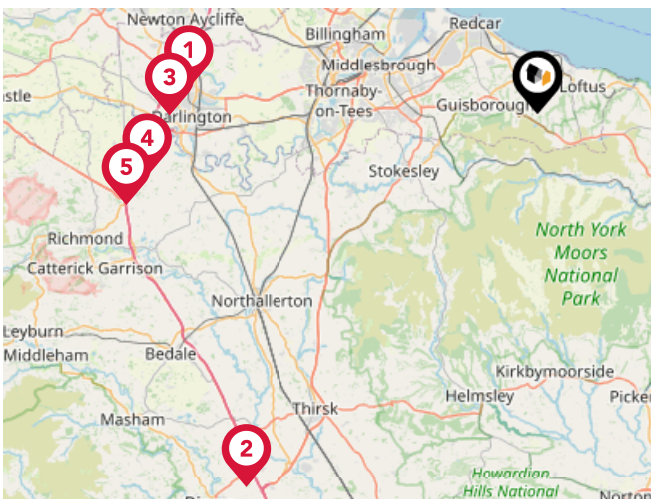
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Saltburn Rail Station	1.9 miles
2	Marske Rail Station	3.15 miles
3	Longbeck Rail Station	3.59 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J59	24.18 miles
2	A1(M) J50	32.7 miles
3	A1(M) J58	25.45 miles
4	A1(M) J57	27.24 miles
5	A1(M) J56	29.06 miles

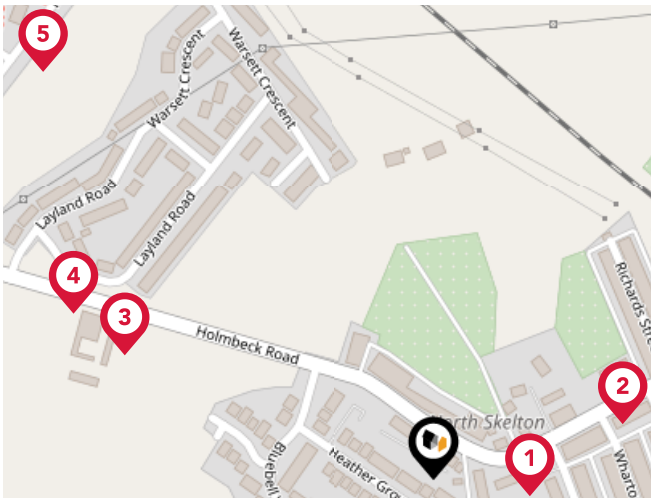


Airports/Helipads

Pin	Name	Distance
1	Durham Tees Valley Airport	19.26 miles
2	Newcastle International Airport	44.68 miles
3	Leeds Bradford International Airport	55.41 miles
4	Humberside Airport	71.81 miles

Area

Transport (Local)



Bus Stops/Stations

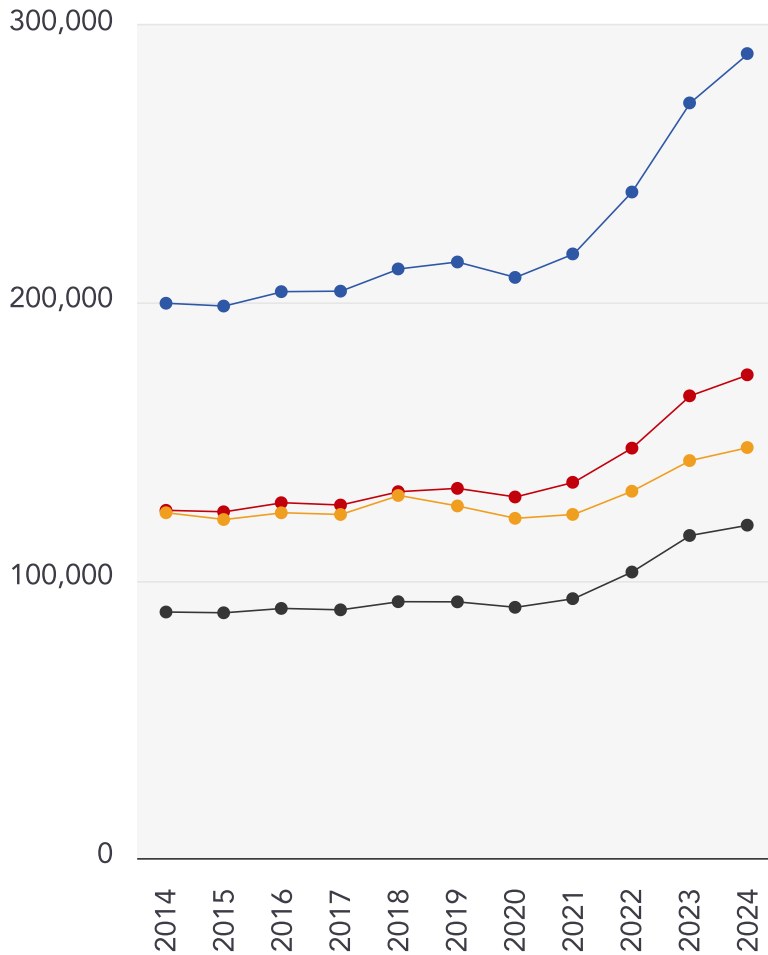
Pin	Name	Distance
1	The Bulls Head	0.05 miles
2	The Bulls Head	0.11 miles
3	Layland Road	0.18 miles
4	Layland Road	0.21 miles
5	Jervaulx Road	0.3 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in TS12



Detached

+45%

Semi-Detached

+38.97%

Flat

+18.88%

Terraced

+35.3%

Leapfrog Lettings and Sales

About Us



Leapfrog Lettings and Sales

Leapfrog Lettings and Sales Estate Agents based in the small North Yorkshire village of Skelton, has swooped up not one, but two major accolades recently and all within the space of a couple of weeks of each other.

In October 2023, the firm travelled down to London picking up SILVER for Sales (North Yorkshire) at the esteemed ESTAS Customer Service Awards 2023 and was also given additional recognition for 'Best in Postcode' for TS12. The event was hosted by the country's favourite TV property presenter Phil Spencer.

In early November 2023, Leapfrog then attended the EA Masters held at the Evolution Centre in Battersea, London and were blown away to scoop 'GOLD for Sales' at the prestigious Best Estate Agents Guide 2024 Awards gala dinner. The company, having won the top award, is now highly ranked within the top 500 of 13,080 other estate agencies for

Leapfrog Lettings and Sales Testimonials



Testimonial 1



The friendly ladies at Leapfrog were all very helpful during our application process and our moving process. The team went above and beyond to help make our moving journey quick and easy.

Testimonial 2



Sold my property within days, extremely professional company with great staff who always know whats going on with your sale. Cannot fault them at all and if I could give them more stars then I would!

Testimonial 3



From start to finish the communication between the agent and the vendor were 2nd to none, anytime there were questions or issues that needed resolving they were dealt with very promptly. Couldn't recommend this agent enough!

Testimonial 4



Fantastic service from the start and until completion sold our property for us within 3 weeks and we're great throughout.



Leapfrog Lettings and Sales

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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