



Inglebys

Estate Agents



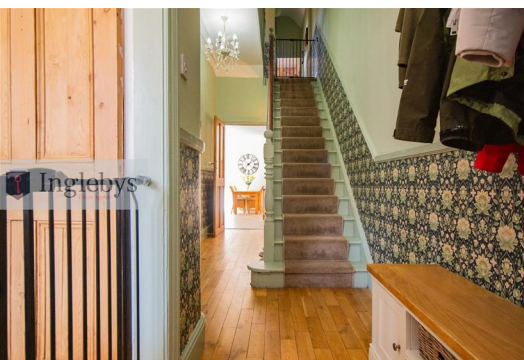
35 Leven Street

Saltburn-By-The-Sea, TS12 1JY

£375,000



Far larger than its outward appearance would imply, a stunning 5-bedroom Victorian terraced residence, boasting exceptional family accommodation throughout.



Within walking distance to Saltburn's popular Town Centre, Valley Gardens & transport links, this beautiful end-terraced residence offers the successful buyers the chance to acquire an exceptional family home combining original Victorian features and modern luxuries. With accommodation spread over 3 floors, viewing is essential to witness what this fabulous property has to offer.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-C.

EPC Rating: D-Rating.

Entrance Vestibule 4'0" x 4'0" (1.24m x 1.22m)
Composite UPVC double glazed door to the front elevation. Wooden frosted glazed door & side panels to the Hall.

Hall 22'8" x 6'2" (max) (6.92m x 1.88m (max))
Solid wood floor. Dado rail. Coving. Staircase leading to the first floor. Access to the Living Room, Dining Room & Kitchen.

Living Room 15'1" x 12'11" (4.61m x 3.96m)
Large UPVC double glazed bay window to the front aspect. Solid wood floor. Log-burning stove within the chimney breast. Coving. Picture rail. Radiator.

Dining Room 13'0" x 12'9" (3.97m x 3.90m)
Solid wood floor. Exposed brick chimney breast with log-burning stove. Coving. Radiator. UPVC double glazed French doors open to the rear courtyard.

Kitchen & Dining Area 21'0" x 10'2" (6.41m x 3.11m)
A range of wooden wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Plumbing for dishwasher. Space for Rangemaster cooker. Extractor hood. Tiled splash-backs. Space for fridge / freezer. Tiled floor. LED downlighting. UPVC double glazed window & French doors opening to the Rear Courtyard.

Utility Area 5'11" x 4'0" (1.81m x 1.22m)
Plumbing for washing machine. Access to Ground-Floor W/C.

Ground-Floor W/C 5'11" x 2'7" (1.81m x 0.80m)
Corner hand basin. Low-level W/C. Radiator. Vinyl mosaic tile-effect flooring. UPVC double glazed window to the side aspect.

First Floor

Split-Level Landing
Carpeted. UPVC double glazed window to the side aspect. Staircase leading to the second floor.

Bedroom One 13'0" x 12'10" (3.98m x 3.92m)
Solid wood floor. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two 13'1" x 11'3" (3.99m x 3.45m)
2x UPVC double glazed windows to the front aspect. Carpeted. Radiator.

Bedroom Four 10'4" x 7'11" (3.17m x 2.42m)
UPVC double glazed window to the side aspect. Carpeted. Radiator.

Bedroom Five 8'0" x 8'0" (2.45m x 2.45m)
UPVC double glazed widow. Radiator

Family Bathroom 8'6" x 7'3" (2.60m x 2.22m)
Freestanding rolltop bath with shower attachment. Walk-in double shower cubicle. Low-level W/C. Hand basin with vanity unit. Tiled floor & walls. UPVC double glazed frosted window to the side aspect. Radiator.

Second Floor

Landing
Access to 2x eaves storage cupboards. Carpeted.

Bedroom Three 21'4" x 11'5" (max) (6.52m x 3.48m (max))
UPVC double glazed window to the front aspect & Velux skylight window to the rear. Carpeted. Radiator.

External

Rear Elevation
An private 'suntrap' paved courtyard with ample space for outdoor seating, and gated access to the alley.

Anti-Money Laundering (AML) & Funding Disclaimer
Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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

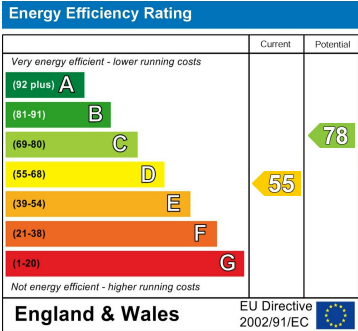
Area Map



Floor Plans



Energy Efficiency Graph



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.

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