



Inglebys

Estate Agents



13 Lune Street

Saltburn-By-The-Sea, TS12 1JU

Asking Price £150,000



Ideally located at Lune Street, Saltburn is this deceptively spacious, one bedroom ground floor apartment.

With a spacious Living Room, well appointed Kitchen and Shower Room and a courtyard to the rear.

Within a couple of minutes walk to Saltburn's vibrant town centre, woodland walks, independent shops, restaurants and bars and Saltburn's award winning beach.



Tenure: Freehold
Council Tax: Redcar & Cleveland Band A
EPC Rating: awaiting assessment

Communal Hallway

Living Room 14'2" x 13'10" (4.33 x 4.22)

Double glazed bay window to the front aspect.
Electric fire with a ceramic tiled back and hearth and a wooden surround.
2x Radiators.

Bedroom 13'8" x 11'4" (4.17 x 3.47)

Double glazed window to the rear aspect.
Radiator.

Kitchen 14'4" x 9'8" (4.38 x 2.96)

Double glazed window to the side aspect.
A range of fitted wall and base units with marble effect roll top work surfaces.
Radiator.
Integrated electric oven.
Four burner gas hob.
Stainless steel extractor hood.
Tiled splashbacks.
Wood effect vinyl flooring.
uPVC door to the rear yard.

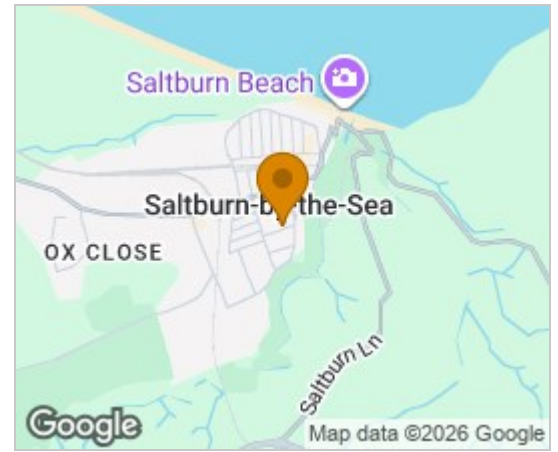
Shower Room 8'10" x 5'2" (2.71 x 1.58)

Double glazed, frosted window to the rear aspect.
A walk in shower with glass screen.
Ceramic tiled floors and walls.
Low level WC.
Pedestal wash hand basin.
Cupboard housing a combination boiler.

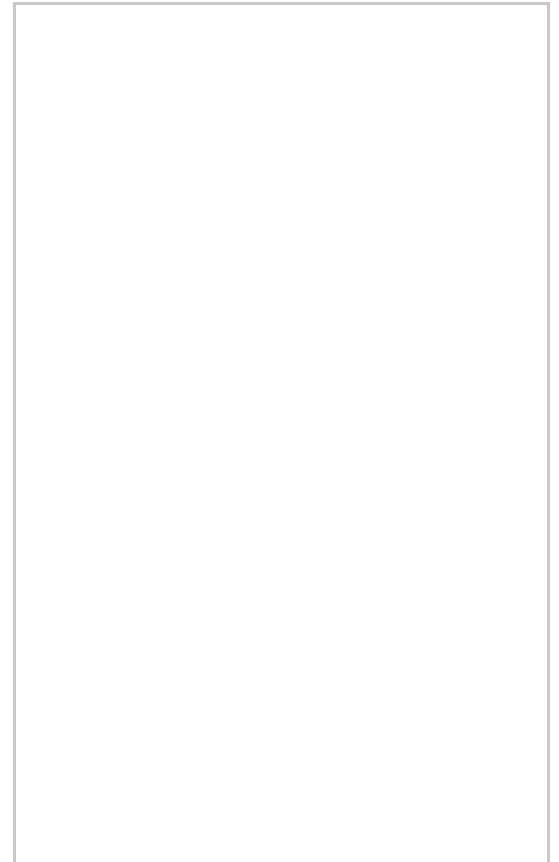
Rear Yard

To the rear of the property is an enclosed rear yard with a fire escape for the apartment above, a door to the rear alleyway and an outhouse for convenient storage.


Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com