



Inglebys

Estate Agents



25 Hilda Place

Saltburn-By-The-Sea, TS12 1BP

£250,000



A deceptively spacious 3 bedroom mid-terraced residence in a sought after location, in need of a programme of modernisation.



Priced to sell, this deceptively spacious mid-terrace residence located in a central Saltburn comes complete with garden to the front, enclosed rear yard and detached garage. The generous loft space means that there is scope to convert (subject to planning permission) Close to all local amenities and within walking distance to the promenade, town centre, and train station, early viewing is advised.

Tenure: Freehold
Council Tax: Redcar & Cleveland C
EPC Rating: D

Entrance Porch
Wooden double doors, tiled floor

Entrance Hall
Stairs rising to the first floor, under stairs cupboard, radiator, wooden flooring

Living Room 13'11" x 12'11" (4.26m x 3.95)
uPVC bay window to the front aspect, gas fire, 2 radiators wooden flooring

Dining Room 13'11" (max) x 11'11" (4.26m (max) x 3.64m)
uPVC window to the rear aspect, radiator, wooden flooring

Morning Room 8'11" x 6'11" (2.73m x 2.12m)
uPVC window to the rear aspect, built in storage, radiator, wooden flooring

Kitchen 14'3" x 7'3" (4.36m x 2.21m)
Range of wall, base and drawer units, laminate work top, stainless steel sink and drainer with mixer tap, wall mounted Baxi boiler. uPVC window, uPVC door to the rear yard.

First Floor
Landing area, cupboard, loft hatch to large loft.

Bedroom One 14'4" x 12'0" (4.37m x 3.68m)
uPVC window to the front aspect, radiator

Bedroom Two 11'10" x 9'9" (3.63m x 2.98m)
uPVC window to the rear aspect, sliding mirrored wardrobes, radiator

Bedroom Three 9'0" x 6'11" (2.76m x 2.12m)
uPVC window to the front aspect, radiator

Family Bathroom 6'9" x 6'1" (2.06m x 1.86m)
White suite with shower over bath, glazed screen, low level w.c, pedestal wash hand basin, chrome towel rail uPVC window to the rear aspect.

Externally
Front Garden
Enclosed Rear Yard
Detached Garage

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 solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

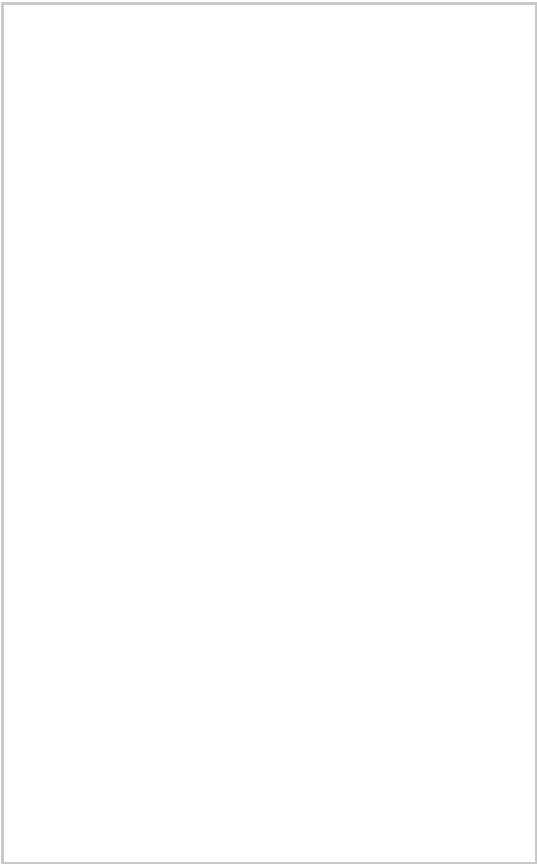
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Area Map



Floor Plans



Energy Efficiency Graph

