



6 York Road

Brotton, Saltburn-By-The-Sea, TS12 2XF

£175,000



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PORCH

5'0" x 5'5" (1.52m x 1.65m)

Step through a gleaming white UPVC double glazed door at the front of the home and you're welcomed into a sunlit porch. This inviting space, ideal for hanging coats and stowing away boots, offers a cheerful first impression before guiding you onward into the main hallway of the property.

HALLWAY

3'10" x 7'1" (1.17m x 2.16m)

The hallway is bright and welcoming, thanks to its soft cream walls and sleek, contemporary flooring. Double internal doors open into the spacious reception room, while a staircase invites you up to the first floor.

RECEPTION ROOM

10'6" x 14'10" (3.20m x 4.52m)

The reception room sits at the front of the house, welcoming guests with an inviting atmosphere. There's ample space for a comfortable two-piece suite, along with extra storage units that help keep the area tidy and organized. Natural light pours in through a broad UPVC double glazed bay window, casting a warm glow across the soft beige carpet. A radiator ensures the room stays cozy year-round, and a doorway leads directly into the kitchen, making the space both practical and connected.

KITCHEN/ DINER

14'7" x 9'2" (4.45m x 2.79m)

On the left side of the room, you'll find a thoughtfully designed kitchen area. It features a combination of cream-colored wall cabinets, matching base units, and sleek drawers, all topped with rich walnut wood-effect worktops that add warmth and character. The kitchen comes equipped with a built-in electric oven and a smooth ceramic hob, while the generous countertop space leaves plenty of room for extra free-standing appliances—perfect for anyone who loves to cook or entertain.

To the right, there's enough space to comfortably place a small

dining table, creating an inviting spot for meals or morning coffee. This side of the room also includes a handy understair storage cupboard for tucking away household essentials, as well as a large UPVC double-glazed window that fills the area with natural light. A wooden door leads from here into the rear hallway, seamlessly connecting the living space to the rest of the home.

UTILITY ROOM/ STORAGE

6'9" x 13'1" (2.06m x 3.99m)

A spacious utility room opens off the rear hallway, designed for both practicality and convenience. Along one wall, you'll find generous built-in storage units perfect for organizing cleaning supplies, seasonal items, or anything else you need tucked away. The room easily accommodates the property's washer and dryer, while the boiler is neatly installed to maximize usable space. There's still plenty of room left over for sorting laundry, folding clothes, or setting up additional shelving if you wish. From here, a doorway leads directly into the garage, making it simple to move between the two areas—especially handy on busy mornings or when unloading groceries straight from the car.

CONSERVATORY

7'10" x 10'2" (2.39m x 3.10m)

The conservatory, entered through the rear hallway, offers a cozy retreat with enough room for a small sofa and thoughtfully designed storage solutions. Sunlight streams in through the UPVC double-glazed windows, while elegant French doors open directly onto the patio, creating a seamless connection between indoor comfort and the inviting outdoor space.

LANDING

5'10" x 9'10" (1.78m x 3.00m)

The landing is bathed in soft, neutral tones that create a calm and welcoming atmosphere. A UPVC double-glazed window to the side lets in plenty of natural light, brightening the space. From here, you can access all three bedrooms, the family bathroom, and the loft, making the landing a central hub of the home.

Tel: 01642 688814

BEDROOM ONE

8'6" x 13'4" (2.59m x 4.06m)

The first bedroom sits at the front of the property, welcoming in natural light through a wide UPVC double-glazed window that frames the street outside. There's ample room here for a double bed, with plenty of floor space left over for larger wardrobes or chests of drawers. Soft carpet underfoot and a radiator beneath the window add a sense of warmth and comfort to the room.

BEDROOM TWO

8'6" x 10'9" (2.59m x 3.28m)

Tucked away at the back of the property, the second bedroom offers a quiet retreat, easily fitting a double bed with room to spare for generous storage units. Sunlight filters in through a UPVC double glazed window, highlighting the soft, neutral walls and creating a calm, inviting atmosphere. A sleek radiator ensures the space stays warm and comfortable year-round.

BEDROOM THREE

5'11" x 8'6" (1.80m x 2.59m)

The third bedroom sits at the front of the house, currently serving as a nursery. Sunlight filters in through a UPVC double glazed window, illuminating the space where a full-size cot easily fits alongside several larger storage units. A radiator beneath the window keeps the room warm and comfortable, making it an inviting spot for a growing child.

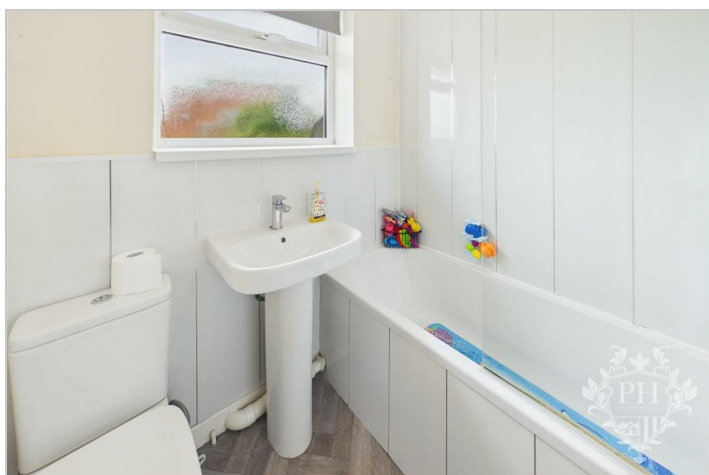
FAMILY BATHROOM

5'11" x 5'5" (1.80m x 1.65m)

The family bathroom features a three-piece suite, thoughtfully designed for both comfort and functionality. At the heart of the room, a paneled bathtub invites you to relax, complete with an overhead shower and a sleek glass screen that keeps water contained while adding a modern touch. A hand basin sits nearby, offering ample space for daily routines, and a low-level w.c. blends seamlessly into the layout. Partial wall cladding adds a subtle decorative element and helps protect against moisture, while a frosted UPVC double-glazed window fills the space with soft, natural light and ensures privacy. To keep the room cozy year-round, a radiator provides efficient warmth.

EXTERNAL

This property features a spacious driveway that can comfortably accommodate two cars, complemented by an attached garage for added convenience. The front garden is neatly landscaped with lush grass, creating a welcoming first impression. At the back, you'll find a fully fenced garden—ideal for privacy—complete with a well-maintained lawn and a generous decking area perfect for outdoor gatherings or relaxing in the sun. Located just a short walk from local amenities, shops, and schools, this home offers both comfort and convenience in a desirable neighborhood.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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