



4 High Street

Lingdale, TS12 3DW

£99,500



Wow! You will not find a better mid-terraced property than this recently refurbished two-bedroom home on the High Street in Lingdale. Finished to an outstanding standard throughout, there is nothing that hasn't been upgraded and refurbished, from ground up EVERYTHING is new! Warranties with the kitchen appliances, 5 year warranty on the boiler, recent electrical and gas certs compliment this beautiful property.

Ideal for a first time buyer/investor or downsizing, this blank canvas offers the next owners, both comfort and peace of mind, whilst also benefiting from a central location close to all local amenities and fabulous views over the coast to the rear, as well as off street parking to the rear.



Property briefly comprises: Entrance hall to an open plan lounge/dining area, gas fire and patio doors to the rear aspect, doorway to kitchen with brand new fitted kitchen in hi-gloss dark grey. Upstairs the property has a white 3-piece bath suite with shower over and two bedrooms. To the rear of the property is a pleasant patio area with separate storage building and gate to the rear street where there is an allocated parking space.

Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: D-Rating.

Lounge/Dining Area 21'3" x 11'7" (6.50m x 3.54m)

A 'through' room with the lounge to the front, carpet to the floor and coving to ceiling with uPVC window to the front aspect and single radiator, a black gas fire with tiled hearth and Oak mantle, there is also an under-stairs cupboard. To the dining area the carpet and coving continues with white uPVC patio doors leading straight out onto a well presented patio area, a single radiator and doorway to the kitchen.

Kitchen 8'10" x 5'8" (2.71m x 1.75m)

A beautifully presented kitchen, newly fitted with hi-gloss, dark grey slab doors and drawer fronts, white granite effect worktops with tiled splashbacks, granite effect sink/drainers with chrome mixer, plumbing for washing machine, ceramic hob with stainless steel hood above and electric oven underneath (all with warranties/unused), uPVC window to the rear aspect.

First Floor

Bathroom 6'4" x 5'6" (1.95m x 1.68m)

Tiled floor with white 3-piece bath suite, mixer shower over the bath with tiled walls, single radiator and uPVC window to the rear aspect.

Bedroom One 10'10" x 8'10" (3.32m x 2.71m)

A double bedroom with carpet to the floor and coving to ceiling, single radiator and uPVC window to the front aspect and built in wardrobe.

Bedroom Two 12'0" x 8'5" (3.68m x 2.57m)

A well proportioned bedroom with carpet to the floor, single radiator and uPVC window to the rear aspect with coastal views, built in cupboard housing the MAIN combi boiler (with over 4 years remaining on warranty).

Externally

There is a well presented patio to the rear with separate storage shed, wooden gate to the rear street where the parking area is.

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.

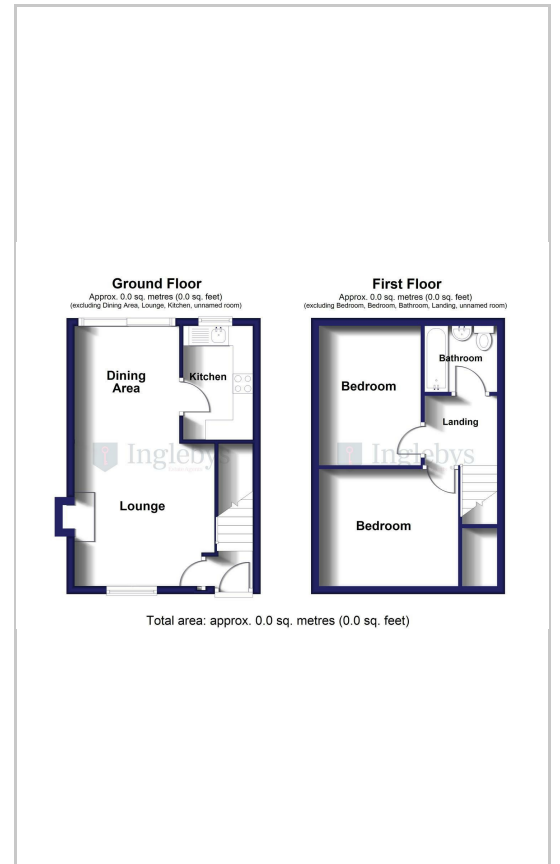
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Area Map



Floor Plans



Energy Efficiency Graph

