



Inglebys

Estate Agents



10 Long Row

Port Mulgrave, TS13 5LF

Offers Over £200,000



Nestled in the charming coastal village of Port Mulgrave, this three-bedroom house presents a unique opportunity for those with a vision. Located on Long Row, the property is set in a picturesque area that boasts stunning coastal views and a welcoming community atmosphere.

This house, while in need of full refurbishment, offers a blank canvas for potential buyers to create their dream home. The spacious layout includes three well-proportioned bedrooms, providing ample space for families or those looking to invest in a property with great potential.

The surrounding area is known for its natural beauty, with nearby beaches and scenic walking trails that make it an ideal location for outdoor enthusiasts. Port Mulgrave itself is a quaint village, offering a sense of tranquillity while still being within easy reach of the amenities and attractions of Saltburn-By-The-Sea.



Tenure: Freehold

Council Tax: B

EPC Rating: F

Living Room 12'9" x 13'9" (3.91 x 4.20)
Double glazed window to the front aspect.
Flame effect electric fire.
Exposed beams to the ceiling.

Dining Room 10'11" x 7'7" (3.33x 2.32)
Double glazed window to the rear aspect.
Under-stair storage cupboard.
Door to the Kitchen.

Kitchen 8'1" x 7'1" (2.48 x 2.18)
Double glazed window to the side aspect.
A range of fitted wall and base units.
Stainless steel sink unit with dual taps.
Half tiled walls.
Door to the Rear Porch.

Rear Porch
uPVC door, opening to the rear courtyard.
Door to the Gound Floor Bathroom.

Ground Floor Bathroom/WC 9'4" x 5'6" (2.87 x 1.70)
Double glazed, frosted window to the side aspect.
A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath.
Vinyl flooring.

First Floor Landing

Bedroom One 12'10" x 12'5" (3.92 x 3.81)
Double glazed window to the front aspect.
Storage cupboard.
Exposed beams to the ceiling.

Bedroom Two 10'9" x 7'8" (3.30 x 2.34)
Double glazed window to the rear aspect with stunning sea views.
Exposed beams to the ceiling.

Second Floor Landing
Window to the rear aspect.

Bedroom Three / Attic Room 11'10" x 8'9" (3.62 x 2.69)
Velux window.
Exposed beams to the ceiling.
Under-eaves storage cupboards.

External
To the front of the property is an extensive lawn with a selection of mature trees and parking for two vehicles.
To the rear is an enclosed courtyard and brick built outhouse, ideal for storage.

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.

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		

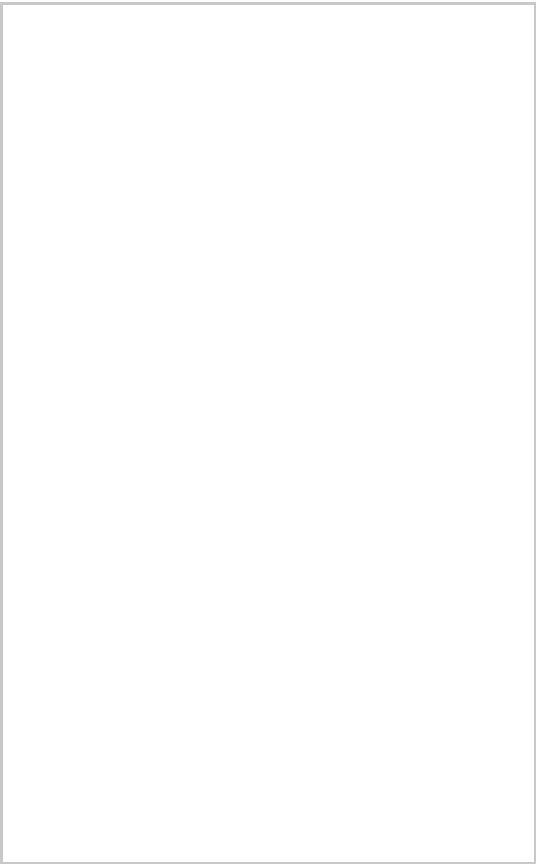
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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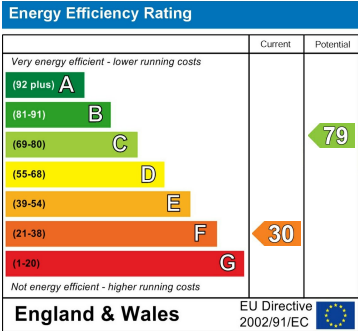
Area Map



Floor Plans



Energy Efficiency Graph



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