



Inglebys

Estate Agents



132 Hazelgrove Residential Park

Saltburn By The Sea, TS12 1FE

£175,000



Available for sale with no onward chain, a beautifully presented 2-bedroom park home with additional study. enclosed garden & off-street parking for 1x car.



This bespoke Park Home offers a getaway from the standard urban lifestyle. Tingdene's 'Hazelgrove' development site offers exclusive single-storey living accommodation for the over 45's. Providing luxurious and executive homes with various specifications. Benefiting from open-plan kitchen, utility area & living and dining spaces with high-quality fixtures & fittings, 2x double bedrooms, one with en-suite, and a fabulous low-maintenance private garden, along with off-street parking to the front. Only a short walk / drive into Saltburn's bustling Town Centre, woodland walks & beach, this beautiful Park Home must be viewed to be fully appreciated.

Tenure Details: Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

Lease Charges & Fees: Pitch Fees of £185pcm.

Council Tax Band: Band-A.

EPC Rating: Exempt.

Entrance Hall 12'11" x 7'7" (max) (3.94m x 2.33m (max))

L-Shaped entrance hall with 2x storage cupboards. Carpeted. UPVC door to the front aspect.

Living Room & Dining Area 19'0" x 14'7" (max) (5.80m x 4.45m (max))

L-Shaped living & dining area. 2x UPVC double glazed windows to the side aspect and 2x to the front aspect. Carpeted. LED downlighting. 2x radiators. Open access to the Kitchen.

Kitchen 9'1" x 8'0" (2.78m x 2.45m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated eye-level electric oven with separate gas hob. Extractor hood. Integrated dishwasher. UPVC double glazed window to the rear aspect. LED downlighting. Vinyl flooring. Open access to the Utility Area.

Utility Area 9'1" x 5'5" (2.78m x 1.66m)

Storage cupboard housing the boiler. Integrated fridge, freezer & washing machine. Vinyl flooring. Radiator. UPVC frosted double glazed door opening to the rear garden.

Office 6'6" x 5'1" (2.00m x 1.56m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom One 10'10" x 9'1" (3.32m x 2.78m)

Fitted double wardrobes. Carpeted. Radiator. UPVC double glazed window to the rear aspect. Access to the En-Suite

Bedroom One En-Suite 7'1" x 4'8" (2.17m x 1.43m)

Walk-in corner shower cubicle. Pedestal hand basin. Low-level W/C. Chrome heated towel rail. Vinyl flooring. UPVC double glazed window to the rear aspect.

Bedroom Two 9'7" x 8'6" (2.93m x 2.60m)

UPVC double glazed window to the front aspect. Fitted sliding wardrobes. Carpeted. Radiator.

Bathroom 6'6" x 5'8" (2.00m x 1.75m)

Panel bath. Pedestal hand basin. Low-level W/C. Chrome heated towel rail. UPVC frosted double glazed window to the front aspect. Vinyl flooring. LED downlighting.

External

Front Elevation

Low-maintenance open frontage with decorative gravel and pathway and steps leading up to the front entrance. Block-paved driveway providing off-street parking for 1x car, with gated access to the rear elevation.

Rear Elevation

Enclosed garden with artificial grass. Outdoor storage. Patio / outdoor seating area. Gated access to the front & side elevations.

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.

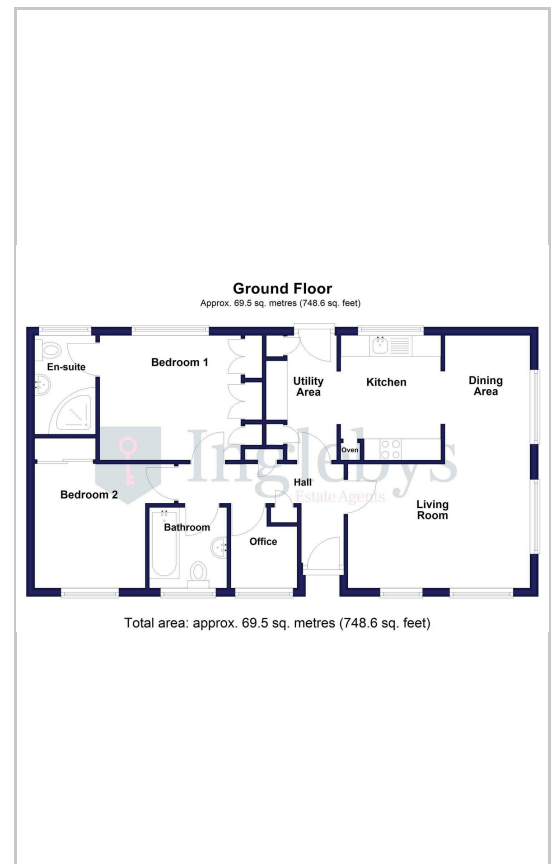
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

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.

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