Inglebys
Estate Agents



38 High Street

Hinderwell Saltburn-By-The-Sea, TS13 5JH

£180,000

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Situated in the heart of the sought-after coastal village of Hinderwell within the North York Moors National Park, High street is a charming period residence brimming with traditional Yorkshire character.

The property offers warm and inviting accommodation comprising a welcoming reception room with a feature fireplace, a practical kitchen-diner, well proportioned upstairs bedroom space and a modern bathroom.

perfectly positioned on the historic High Street with easy access to village amenities and the neighbouring coastal gems of Runswick Bay and Staithes, this home presents an ideal permanent residence, coastal bolt-hole or holiday let investment.

Offered for sale with NO CHAIN.







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

Entrance Hallway
Partially glazed uPVC entrance door.
Staircase to the first floor.

Lounge/ Diner 13'6" x 16'0" (4.12 x 4.88)
Double glazed, bay window to the front aspect.
Log burner inset into the chimney breast with a tiled hearth and oak mantle.
Under-stair storage cupboard.
Door to the Kitchen.

Kitchen / Utility 13'6" x 14'2" (4.12 x 4.32)
Double glazed windows to the rear and side aspects.
A range of fitted wall and base units with oak effect roll top work surfaces.
Composite sink with mixer tap,
Vinyl flooring to the Kitchen and ceramic tiled flooring to the utility.
uPVC door to the rear external.

First Floor Landing
Doors giving access to two bedrooms and a bathroom.
Staircase to the second floor bedroom.

Bedroom One 9'1" x 9'10" (2.77 x 3.02)
Double glazed window to the front aspect.

Bedroom Two 9'0" x 12'11" (2.76 x 3.94)
Double glazed window to the front aspect.

Bathroom 9'0" x 6'2" (2.76 x 1.89)
Double glazed, frosted window to the rear aspect.
A white bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.
uPVC cladded walls.
Vinyl flooring.

Second Floor
Doorway to Bedroom Three

Bedroom Three 12'4" x 11'1" (3.78 x 3.40)
Velux window.
Under-eaves storage.

Externally
To the front of the property is a spacious, lawned garden.
A covered, private alleyway to the side is ideal for storage.
To the rear is an enclosed, paved courtyard with a sandstone built outbuilding.

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.

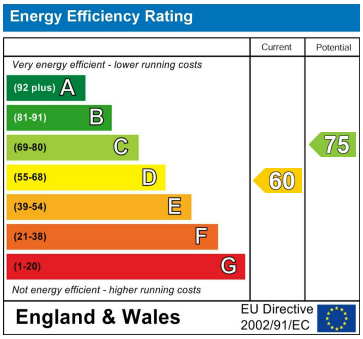
Area Map



Floor Plans



Energy Efficiency Graph



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