



## 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 under-stair 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.

## 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

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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.

### IMPORTANT INFORMATION

#### Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

#### How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

##### Identification

- Valid passport or driving licence.

##### For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

##### For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

##### Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

##### Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

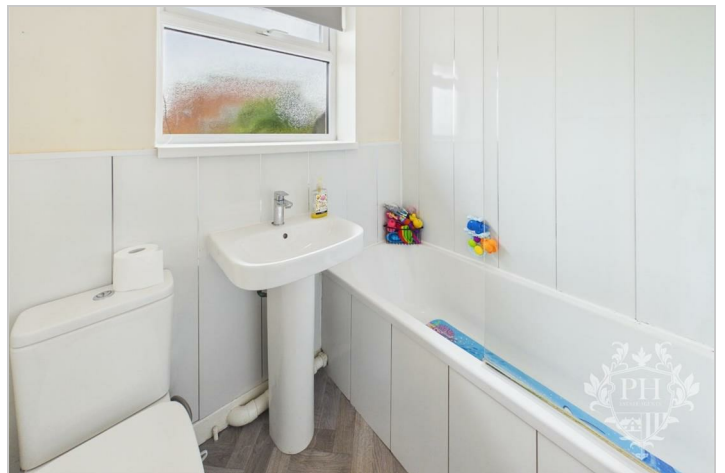
##### Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

#### Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
  - Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
  - Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
  - We reserve the right to amend or withdraw this property from the market at any time without notice.
  - Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
  - By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
  - Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
  - All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
- For further details or clarification, please contact our office directly.



## 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



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.