



# Inglebys

Estate Agents



## 9 Randolph Street

Saltburn-By-The-Sea, TS12 1LN

**£235,000**



Located on Randolph Street in the charming coastal town of Saltburn-By-The-Sea, this delightful house offers a perfect combination of modern comfort and classic character. Originally built in 1900, the property has been thoughtfully upgraded over the past two years, with no expense spared.

Spanning an impressive 1,044 square feet, this home features two spacious reception rooms. The heart of the home is undoubtedly the newly fitted kitchen, which boasts contemporary design and functionality. The property has been converted from three bedrooms to two, providing generous living space and enhancing the overall flow of the home.

The bathroom has also been beautifully renovated, creating a larger and more useable space. With new windows and doors installed, the house benefits from improved energy efficiency and a bright, airy feel.

This property is perfect for those seeking a modern home with a touch of historical charm, situated in a vibrant community close to the stunning coastline. Whether you are looking to settle down or invest in a holiday retreat, this house on Randolph Street is a wonderful opportunity not to be missed.



Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-B.

EPC Rating: C-Rating.

#### Entrance Hallway

Partially glazed composite entrance door with stained glass detailing.  
Entrance Vestibule.  
Wood effect vinyl flooring.  
Staircase to the first floor.  
Radiator.

#### Living Room 11'9" x 11'5" (3.59 x 3.49)

Double glazed, bay window to the front aspect.  
Radiator.  
Carpeted.

#### Dining Room 11'4" x 9'5" (3.47 x 2.88)

Double glazed window to the rear aspect.  
Under-stair storage cupboard.  
Radiator.  
Wood effect vinyl flooring.  
Log burning stove, inset into the chimney breast with a tiled hearth.  
Door to the Kitchen.

#### Kitchen 12'10" x 6'11" (3.93 x 2.12)

Double glazed window to the rear aspect.  
A range of fitted wall and base units with granite roll top work surfaces.  
Composite sink with mixer tap.  
Integrated single over with matching four burner induction hob and overhead extractor hood.  
Plumbing for a washing machine.  
Cupboard housing a combination boiler.  
Radiator.  
Wood effect vinyl flooring.  
Composite rear door, opening to the courtyard.

#### First Floor Landing

Loft access hatch

#### Bedroom One 11'7" x 15'2" (3.54 x 4.63)

Two double glazed windows to the front aspect.  
Radiator.  
Carpeted.

#### Bedroom Two 11'6" x 9'5" (3.52 x 2.88)

Double glazed window to the rear aspect.  
Radiator.

#### Bathroom 8'3" x 15'2" (2.52 x 4.63)

Double glazed, frosted windows to the rear and side aspects.  
A modern, four piece bathroom suite comprising of a low level WC, pedestal wash hand basin, a claw-footed bath and a double walk-in shower cubicle.  
Stainless steel heated towel rail.  
Non-slip flooring.

#### External

To the rear of the property is an enclosed, private courtyard

The front garden is paved and an ideal space for potted plants and shrubs.

#### 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.

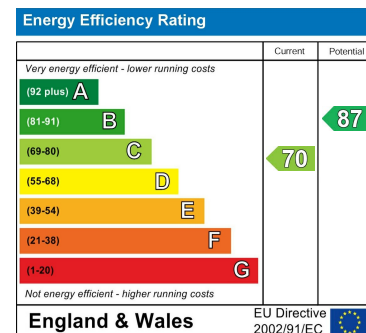
## Area Map



## Floor Plans



## Energy Efficiency Graph



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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com