



# Inglebys

Estate Agents



## 28 Hazelgrove Residential Park Milton Street

Saltburn-By-The-Sea, TS12 1DE

**£199,950**



Situated on the popular Hazelgrove development in Saltburn-by-the-Sea, this well-presented New Villa Model park home (44' x 20') offers comfortable, spacious living in a peaceful setting.

Set on a generous plot, the property benefits from a good level of privacy and pleasant woodland views. Inside, there are two well-proportioned bedrooms, including a main bedroom with en suite bathroom and walk-in wardrobe.

The living area is bright and practical with a layout that is easy to live in and makes good use of the available space.

ALL furniture, fixtures, and fittings are included in the sale, making it ready to move straight into.

Suitable as either a main home or a quieter retreat, this park home offers a straightforward, low-maintenance option in a well-regarded location.



Offering a peaceful getaway from the 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.

Early viewing is strongly advised to fully appreciate the accommodation, setting and lifestyle on offer.

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: Ground Rent £208.00 pcm

Council Tax Band: Band-A.

EPC Rating: Exempt.

**Entrance**

uPVC window to side aspect. LED downlights. Radiator. Vinyl tiles.

**Living Room 14'0" x 13'0" (4.29m x 3.97m)**

3 x uPVC windows. 2 x Radiators. Timber frame French doors leading through to the Dining Room. Carpeted.

**Dining Room 9'7" x 7'7" (2.93m x 2.33m)**

uPVC window. Radiator. Carpeted.

**Study 5'1" x 5'0" (1.57m x 1.54m)**

uPVC window. Radiator. Carpeted.

**Kitchen 10'7" x 9'2" (3.24m x 2.81m)**

A range of wall, base & drawer units. Stainless steel sink and drainer. Plumbing for dish washer. uPVC window. Radiator. Integrated fridge freezer. LED downlights. Laminate worktops. Vinyl flooring.

**Utility 7'3" x 5'0" (2.22m x 1.53m)**

uPVC window. Laminate worktops. Wall units. Plumbing for washing machine. Vinyl flooring continued.

**Hallway**

Storage cupboard. Radiator. Loft access with extension ladder. Loft is boarded and runs full length of park home.

**Bedroom One 10'5" x 10'5" (3.19m x 3.18m)**

uPVC window to rear. Radiator. Carpeted.

**En - Suite 9'4" x 3'10" (2.87m x 1.19m)**

uPVC window. Walk-in shower with glass enclosure. Low-level W/C. Pedestal hand-basin. Vinyl tile floorin. Chrome towel rail.

**Dressing Room**

Carpeted. Shelving, Storage.

**Bathroom 6'3" x 5'6" (1.93m x 1.68m)**

Panel bath. Pedestal sink. Low-level W/C. uPVC window. Vinyl tiles.

**Bedroom Two 10'9" x 9'3" (3.28m x 2.84m)**

uPVC Bay window. Radiator. Fitted wardrobes. Carpeted.

**External**

The property features a stylish and well-maintained outdoor space. A paved patio area sits adjacent to the house, furnished with contemporary outdoor seating including a sofa, armchairs, and a coffee table.

The garden is neatly enclosed with fencing on both sides, offering a good degree of privacy. Raised planters and potted greenery line the borders, adding a lush, modern feel without requiring extensive upkeep. Decorative screening panels on the wall enhance the aesthetic and provide additional visual interest.

Towards the rear, there is a secondary seating or dining area with a table and chairs. A garden shed provides practical storage, while the overall layout maximises the available space efficiently.

In addition, the property benefits from a private driveway providing off-street parking for one vehicle, adding further convenience to this attractive and low-maintenance home.

**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.

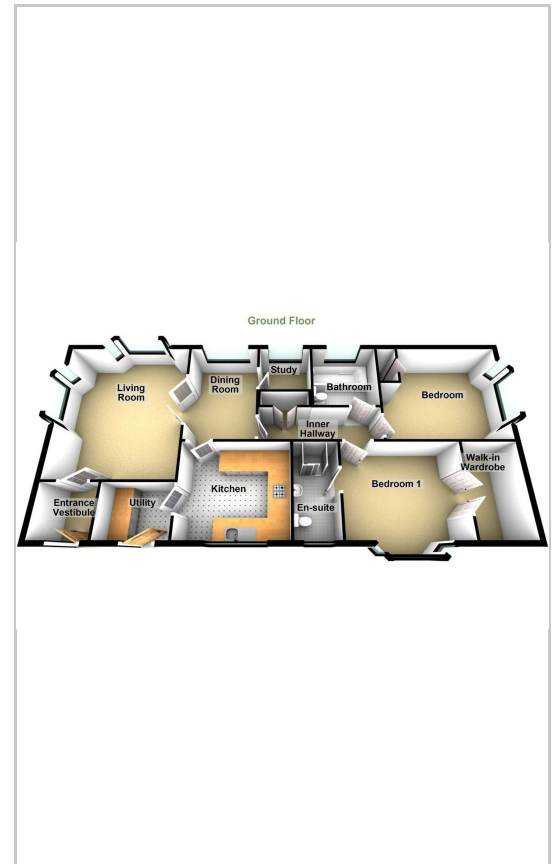
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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