



Inglebys

Estate Agents



47 & 47A Boosbeck Road

Skelton-In-Cleveland, TS12 2DG

Offers Around £110,000



A unique opportunity to purchase 2x leasehold Apartments situated on a quiet road between Skelton & Boosbeck.



The ground floor 1 bedroom apartment has been recently refurbished with Dining Room/Office as well as a spacious lounge and kitchen. The upstairs apartment has large lounge/dining room as well as 2x bedrooms to the front & kitchen & bathroom to the rear. The property has also recently had renovations to the roof.

Both properties are currently tenanted on an AST contract however the ground floor apartment is due to become vacant. Rental incomes are £395 PCM for ground floor and £368 PCM for 1st floor.

Tenure Details: Leasehold - 952 Years remaining - £0 Ground Rent & Service Charge
EPC Rating: Flat 47: D Rating/ Flat 47A: Awaiting Certificate
Council Tax Band: Both apartments: A

Apartment 47A (Upstairs)

Entrance Hall
UPVC double glazed front door, stairs leading to 1st floor.

Lounge/Dining Room 11'7" x 15'10" (3.54 x 4.85)
Carpeted, radiator, fire surround, UPVC double glazed window, storage cupboard, phone point.

Kitchen 12'2" x 9'7" (3.72 x 2.93)
Laminate flooring, flooring, radiator, stainless steel sink + drainer, UPVC double glazed window, plumbed for washing machine, extractor hood.

Internal Hall
UPVC double glazed window, cupboard housing combi boiler.

Bathroom 5'4" x 6'2" (1.65 x 1.89)
Toilet, UPVC double glazed window, wash hand basin, bath with electric shower over.

Internal Hallway
Leading to front 2 bedrooms.

Bedroom 1 12'1" x 7'10" (3.70 x 2.40)
Carpeted, radiator, UPVC double glazed window.

Bedroom 2 9'0" x 7'6" (2.76 x 2.31)
Carpeted, radiator, UPVC double glazed window.

Apartment 47 (downstairs)

Lounge 12'4" x 13'1" (3.78 x 3.99)
UPVC double glazed front door + window. Carpeted. Radiator. Phone point. Fuse Board. Electric Meter.

Dining Room/ Office Area 11'4" x 7'6" (3.46 x 2.30)
Carpeted. Radiator. Internal Window.

Bedroom 11'4" x 8'6" (3.47 x 2.61)
Carpeted, UPVC double glazed window, built in storage cupboard.

Kitchen 11'6" x 9'4" (3.51 x 2.85)
Tiled flooring. Radiator. UPVC double glazed window. Range of wall, base and draw units. Electric Cooker (gifted). Plumbed for washing machine.

Internal Hallway
External hardwood door leading to rear shared yard. Storage cupboard housing combi boiler.

Bathroom 5'4" x 6'0" (1.64 x 1.84)
Tiled flooring. Radiator. Toilet. Wash hand basin. Panel bath. UPVC double glazed window. Electric shower over bath.

Shared Rear Yard
Concrete base. Gate Leading to rear alley.

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.

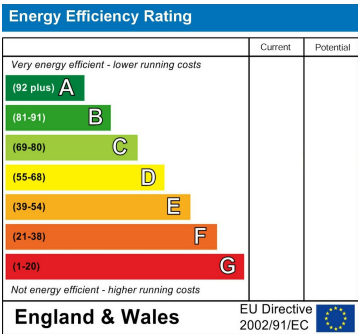
Area Map



Floor Plans



Energy Efficiency Graph



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.

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