



# Inglebys

Estate Agents



## 3 Foxhills Court

High Street Brotton, TS12 2NY

**£220,000**



The properties at Foxhills Court were sympathetically converted in 1995 from the former Brotton Cottage Hospital which was built in 1874, maintaining a historic look and feel we have for sale this two bedroom, mid-terraced property with fabulous views over Hummersea, Boulby Cliffs and Hunley Golf Club.

Benefiting from two further loft rooms, two designated parking places, front and rear gardens and many features such as original beams and pearlings to the top floor, central heating and double glazed windows as well as a rear conservatory this property really is worth a look and feels surprisingly spacious once inside!



Brotton is located between the seaside towns of Saltburn and Skinningrove, and is on the main A174 coastal road between Redcar and Whitby, close to local convenience shops and the main bus route this property offers excellent value. A spacious kitchen, lounge which leads onto a conservatory to the rear, upstairs there is a large principal bedroom with fabulous views, a large bathroom with roll top bath and separate shower cubicle, to the second floor are two well proportioned loft rooms with heating and Velux windows.

Tenure: Freehold  
 Council Tax: Redcar & Cleveland Band C  
 EPC Rating: New EPC to Follow.

**Kitchen 14'4" x 13'2" (4.39m x 4.02m)**

A lovely country styled kitchen with original wooden floor, shaker style wall and base units with solid wooden worktops and tiled splashbacks, a white double ceramic Belfast sink with two uPVC windows to the front aspect, a traditionally styled gas range and chimney with extractor, plumbing for washing machine, column radiator, downlights to the ceiling, plumbing for washing machine and dryer, cupboard/pantry to under-stairs.

**Cloakroom 3'11" x 3'6" (1.20m x 1.08m)**

Part tiled walls and tiled floor, white toilet and basin with chrome heated towel rail.

**Lounge 17'2" x 14'7" (5.24m x 4.46m)**

A well presented country feeling to the lounge with solid wooden flooring, a lovely spacious area to sit and relax, coving to ceiling and picture rail, brick built hearth with wood burning stove and Oak mantle, double radiator and French uPVC doors leading to the rear conservatory.

**First Floor**

**Conservatory 10'5" x 5'10" (3.20m x 1.80m)**

Finished in white uPVC with tiled floor overlooking the rear garden, door providing access to the rear garden.

**Bedroom One 14'6" x 13'2" (4.44m x 4.02m)**

A large double bedroom with carpet to the floor, coving to ceiling and picture rail, 2 x uPVC windows to the front aspect with fantastic coastal views, double radiator and built in wardrobe.

**Bedroom Two 9'6" x 7'11" (2.90m x 2.43m)**

With carpet to the floor, a twin room with uPVC window to the rear aspect and single radiator.

**Bathroom 19'5" x 5'6" (5.92m x 1.70m)**

A large bathroom with solid wooden flooring with a white freestanding roll top bath, white basin and Victorian styled high level toilet, separate shower enclosure with mixer shower, tiled walls, 2 x radiators and uPVC window to the rear aspect.

**Second Floor**

The landing area is of a good size and offers significant storage.

**Loft Room One 17'8" x 9'11" (5.41m x 3.03m)**

With carpet to the floor, original brick chimney breast, well presented beams and pearlings with Velux window to the front aspect, again with fabulous views, double radiator and storage to the eaves.

**Loft Room Two 15'4" x 6'11" (4.68m x 2.12m)**

With carpet to the floor, double radiator and Velux window to the front aspect.

**Externally**

**Front.**  
 Parking for two cars to the front. A small cottage garden to the front with shrubs and borders.

**Rear.**  
 The rear garden has been finished with artificial grass, and paved patio area, 10ft x 8ft wooden shed which will remain with the property.

**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	

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