



# Inglebys

Estate Agents



## 90 Hazelgrove Residential Park Milton Street

Saltburn-By-The-Sea, TS12 1FE

**£179,995**



Constructed in 2016 to a fantastic specification, a bespoke 2-bedroom modern Park Home situated in the desirable Hazelgrove Residential Park Development.



Situated within Tingdene's exclusive Hazelgrove development for the over-45s, this exceptional and larger than average 46' x 20' Barnwell Model Park Home offers spacious and luxurious single-storey living.

Featuring two double bedrooms, including a principal suite with en-suite shower room and walk-in wardrobe, high-quality fixtures and fittings throughout, a private low-maintenance wrap-around garden, and off-street parking.

Conveniently located close to Saltburn's vibrant town centre, woodland walks and stunning coastline, this beautifully presented home offers an enviable lifestyle in a highly sought-after setting.

Viewing is highly recommended.

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: Pitch Fees of £208pcm.

Council Tax Band: Band-A.

EPC Rating: Exempt.

**Entrance Hall**

Half glazed uPVC entrance door. LED downlights. Carpeted. Radiator. Cloakroom cupboard.

**Living Room 20'6" x 12'2" (6.25m x 3.73m)**

uPVC sealed unit double glazed windows to the side and front aspect. Electric flame effect fire set within a limestone surround. 2 x Radiators. Carpeted.

**Dining Area 9'7" x 9'0" (2.94m x 2.76m)**

uPVC sealed unit double glazed window to the side aspect. Radiator. Carpeted.

**Kitchen 12'7" x 9'2" (3.85m x 2.80m)**

uPVC sealed unit double glazed window to the rear aspect. A range of white gloss wall, drawer and base units. Laminate worktops. Stainless steel sink inset with mixer tap. Integrated fridge freezer, washing machine and dishwasher. Wall-mounted integrated double oven. Electric hob. uPVC glazed external door to the rear aspect. LED downlights. Partially tiled. Oak effect laminate flooring.

**Bedroom One 11'10" x 9'7" (3.61m x 2.93m)**

uPVC sealed unit double glazed window to the side aspect. Radiator. Carpeted. Access to Dressing Room.

**Dressing Room**

Fitted with a range of shelves and hanging rails.

**En-Suite 6'2" x 5'2" (1.89m x 1.58m)**

uPVC sealed unit double glazed window. Walk-in shower with glass enclosure. Low-level WC. Pedestal hand-basin. Wall mounted chrome radiator. Partially tiled. Tiled floor.

**Bedroom Two 9'2" x 8'8" (2.80m x 2.66m)**

uPVC sealed unit double glazed window to the side aspect. Fitted wardrobes. Radiator.

**Bathroom 6'9" x 6'3" (2.08m x 1.92m)**

uPVC sealed unit double glazed window. Panelled bath incorporating an overhead shower. Low level W/C. Vanity unit with an integrated hand basin, Partially tiled. Wall mounted chrome radiator. Extractor fan. Storage cupboard. Tiled floor.

**Externally**

**Front Elevation**

To the front, the property features a neatly maintained gravelled garden with a selection of shrubs, creating an attractive and low-maintenance approach. A private driveway provides off-street parking, whilst gated side access leads conveniently to the rear garden.

**Rear Elevation**

The spacious rear garden enjoys a low-maintenance wrap-around paved area, providing ample space. The garden also benefits from a useful garden shed for additional storage.

**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.

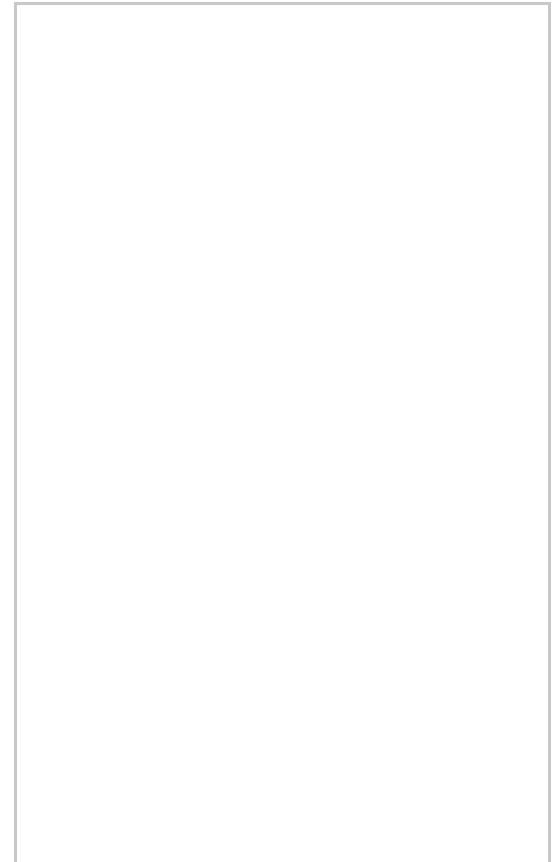
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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