



Inglebys

Estate Agents



62 Hazelgrove Residential Park Milton Street

Saltburn-By-The-Sea, TS12 1DE

£135,000



Situated on the highly sought-after Hazelgrove development in Saltburn-by-the-Sea, this rarely available one-bedroom park home presents an excellent opportunity to acquire a well-maintained property in a peaceful and picturesque setting.

The thoughtfully designed accommodation offers a bright and spacious living area, a well-appointed kitchen, a generous double bedroom and a modern shower room.

Ideal for those looking to downsize or retire this seldom-available one-bedroom home combines practicality with an enviable location on one of the area's most popular park home developments.

Early viewing is highly recommended, as one-bedroom homes on Hazelgrove rarely come to the market.



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.

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

Laminate flooring. Radiator. Storage cupboard.

Living Room 14'4" x 10'11" (4.39m x 3.34m)

uPVC double glazed bay window to the side aspect. Radiator. Carpeted.

Kitchen 10'10" x 7'4" (3.32m x 2.25m)

uPVC double glazed window x 2. A range of wall and base units. Laminate worktops. Integrated oven and hob. Stainless steel sink with drainer. Plumbing available for washing machine. Laminate flooring. uPVC door to rear. Radiator.

Shower Room 6'11" x 4'10" (2.13m x 1.49m)

uPVC window. Walk-in shower with glass enclosure. Low-level WC. Fitted vanity unit with integrated wash hand basin.

Bedroom 11'0" x 10'11" (3.36m x 3.35m)

uPVC window to front aspect. Fitted wardrobes. Radiator. Carpeted.

Externally

Externally, the property continues to impress with wrap around low maintenance gardens designed to provide multiple seating areas, together with a side driveway providing off road parking.

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.

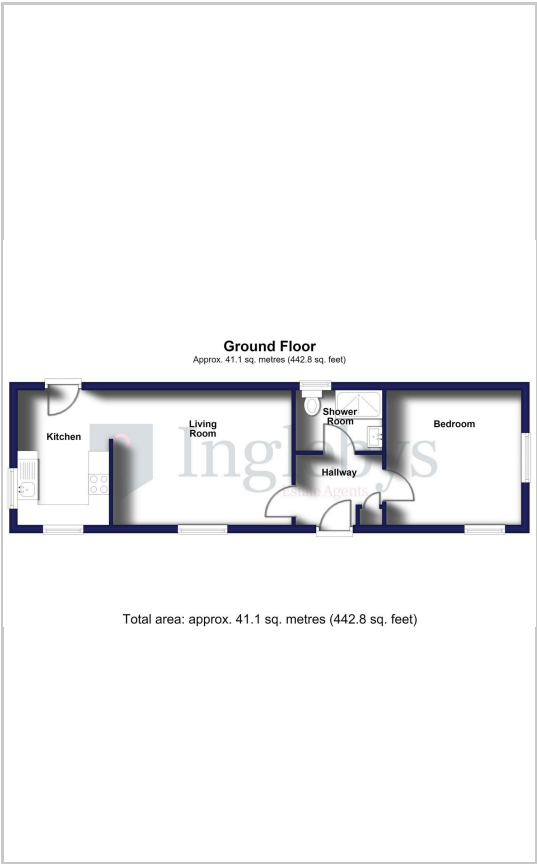
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

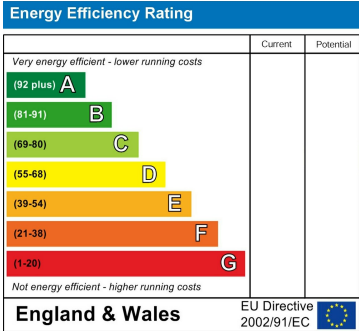
Area Map



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.