



Inglebys

Estate Agents



13 Brotton Road

Carlin How, TS13 4DP

£650 Per Month



A very well presented and deceptively spacious, three-bedroom family home, ideally located on Brotton Road in Carlin how.

With three generous bedrooms, open plan living room and dining room, modern kitchen and breakfast room, a separate utility room and an additional ground floor WC.

Ideally located close to transport links, convenience shops and schools.

Call us today to arrange your viewing appointment.



Council Tax Band: A

EPC Rating: D

Entrance Vestibule

Entrance Hallway

Living Room 13'5" x 11'10" (4.09 x 3.63)
Double glazed bay window to the front aspect.
Pebble effect electric fire.
Archway to the Dining Room.
Wood effect laminate flooring.

Dining Room 11'10" x 9'5" (3.63 x 2.89)
Double glazed window to the rear aspect.
Wood effect laminate flooring.

Kitchen/Breakfast Room 14'6" x 10'0" (4.44 x 3.07)
Double glazed window to the side aspect.
A range of fitted wall and base units , in a high gloss black finish, with wood effect roll top work
Integrated gas hob with matching overhead extractor hood.
Tiled splashbacks.
Wall mounted combination boiler.
Wood effect laminate flooring.
Door to the Utility Room.

Utility Room 8'6" x 10'2" (2.61 x 3.10)
Plumbing for a washing machine.

Ground Floor WC
Low level WC.
Pedestal wash hand basin.

First Floor Landing

Bedroom One 15'9" x 10'11" (4.82 x 3.35)
Double glazed window to the front aspect.

Bedroom Two 11'11" x 10'10" (3.65 x 3.32)
Double glazed window to the rear aspect.

Bedroom Three 10'11" x 8'5" (3.34 x 2.59)
Double glazed window to the rear aspect.

Bathroom 8'2" x 5'8" (2.49 x 1.73)
Double glazed, frosted window to the side aspect.
A white three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over.
Half tiled walls.
Stainless steel heated towel rail.
Tile effect vinyl flooring.

External
To the rear of the property is an enclosed yard.

Rental Enquiries
Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

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

Area Map



Floor Plans



Energy Efficiency Graph

