Inglebys
Estate Agents



35 Hylton Avenue

Skelton-In-Cleveland, TS12 2EP

£79,950

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35 Hylton Avenue, Skelton, TS12 2EP. By order of the mortgagees in possession, we would advise that an offer has been made for the above property in the sum of £79,950. Any person wishing to increase on this offer should notify the selling agents of their best offer prior to exchange or within the next 7 days which ever is sooner. Ingleby's, 4A Station Street, Saltburn, TS12 1AE. 01287 623648







Notice of Offer.
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Tenure: Leasehold with approximately 111 years remaining, annual Ground Rent of £160.00. Service Charge to follow.
Council Tax: Redcar & Cleveland Band B
EPC Rating: To follow

Hallway
Carpet to the floor, single radiator and storage cupboard, access to all rooms.

Lounge 14'1" x 10'7" (4.31m x 3.25m)
A nicely proportioned lounge area which benefits from white uPVC French doors and Juliet balcony to the rear with additional uPVC window to the rear, carpet to the floor and double radiator. The lounge is open plan to the kitchen.

Kitchen 10'0" x 9'11" (3.07m x 3.04m)
With tile effect vinyl to the floor, there is a range of wall and base units finished with beech effect doors and drawer fronts, brown marble effect worktops and matching upstands, black granite effect 1 1/2 bowl sink/drainer with chrome mixer, plumbing for washing machine, uPVC window to the rear aspect, integrated fridge/freezer, stainless steel gas hob with matching stainless steel hood and marble effect splashback, undercounter electric oven, double radiator and door to WC.

Bathroom 7'0" x 5'11" (2.14m x 1.81m)
Tile effect vinyl flooring and white 3-piece bath suite, single radiator, mirrored wall and extractor fan.

Principal Bedroom 10'9" x 9'0" (3.29m x 2.76m)
A double bedroom with carpet to the floor, single radiator and uPVC window to the front aspect, door to the ensuite.

Ensuite
A double shower enclosure with white toilet and basin, wood effect laminated flooring, single radiator, extractor and downlights.

Bedroom Two 11'6" x 9'5" (3.51m x 2.88m)
Another double bedroom with carpet to the floor, single radiator and uPVC window to the front aspect.

Externally
To the rear there is a designated parking space.

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.

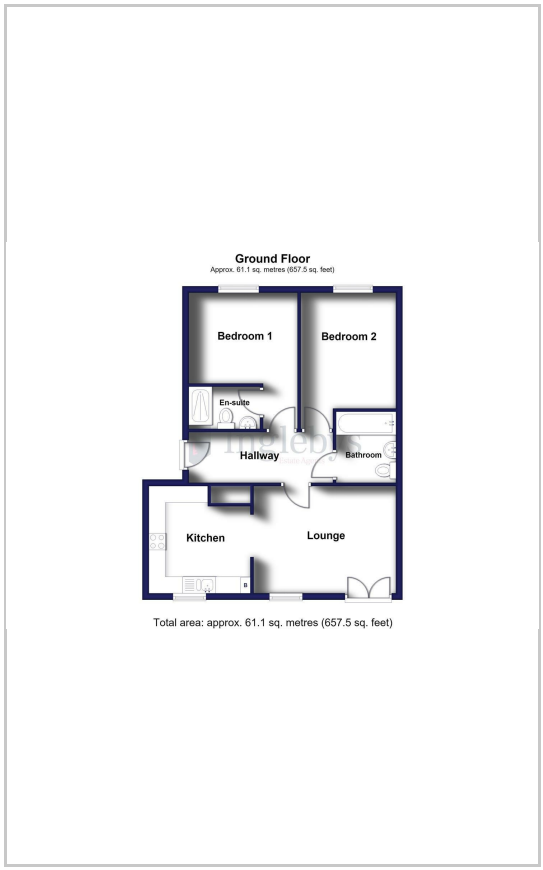
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

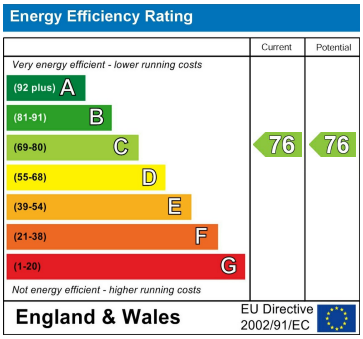
Area Map



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.

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