Inglebys
Estate Agents



10 Browns Terrace

Hinderwell, TS13 5HG

£140,000

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located in the sought after village of Hinderwell, this property on Browns Terrace presents an exciting opportunity for buyers looking to put their own stamp on a characterful home.

Whether sought as a permanent family residence, a coastal escape or an investment project, this property offers substantial living space with exceptional potential throughout.

With two spacious reception rooms and an open plan kitchen and breakfast room, a good-sized family bathroom, two bedrooms, a huge attic room and an extensive front garden.

Call us today to arrange your viewing appointment.







Tenure details - Freehold.

Council Tax Band - Band- B

EPC Rating - E Rating

Entrance Hallway
Partially glazed, UPVC door.
Electric storage heater.
Staircase to the first floor.
Door to the Dining Room

Dining Room 17'3" x 11'11" (5.26m x 3.63m)
Archway to the Living Room.
Electric storage heater.
Open fire with a stone surround and tiled hearth.
Under-stair storage cupboard. Door to the Kitchen/ Breakfast Room.

Kitchen/Breakfast Room 14'0" reducing to 9'6" x 9'" reducing to 7'0" (4.27m reducing to 2.90m x 2.74m reducing to 2.13m)
Double glazed windows to the rear aspect.
Fitted wall and base units with granite effect roll top work surfaces.
Stainless steel sink and mixer tap.
Electric storage heater.
Tiled splashbacks.
Partially glazed uPVC door, opening to the rear external.

First Floor

Bedroom One 16'0" x 10'10" (4.88m x 3.30m)
Two double glazed windows to the front aspect.
Electric storage heater.
Under-stair storage cupboard and secondary cupboard built into the chimney breast.

Bedroom Two 6'11 x 8'0 (2.11m x 2.44m)
Double glazed window to the rear aspect.

Bathroom 9'0 x 6'11 (2.74m x 2.11m)
Double glazed, frosted window to the rear aspect.
A white bathroom suite comprising of a low level WC, pedestal wash hand basin inset into a vanity unit, a walk-in shower cubicle and panelled bath.
Fully tiled walls and flooring.

Second Floor
Enclosed staircase to the Attic room.

Attic Room 14'6 into the eaves with reduced headroon x 12'11 (4.42m into the eaves with reduced headroon x 3.94m)
Spacious room with one velux window.
Under-eaves storage cupboards.

Front Garden
The extensive front garden is mainly laid to lawn with a concrete patio area.

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.

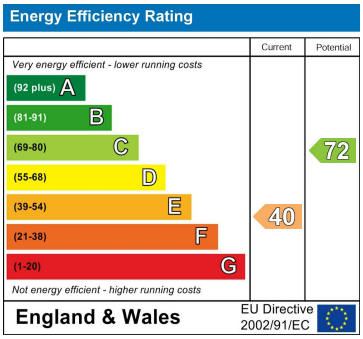
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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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