



Inglebys

Estate Agents



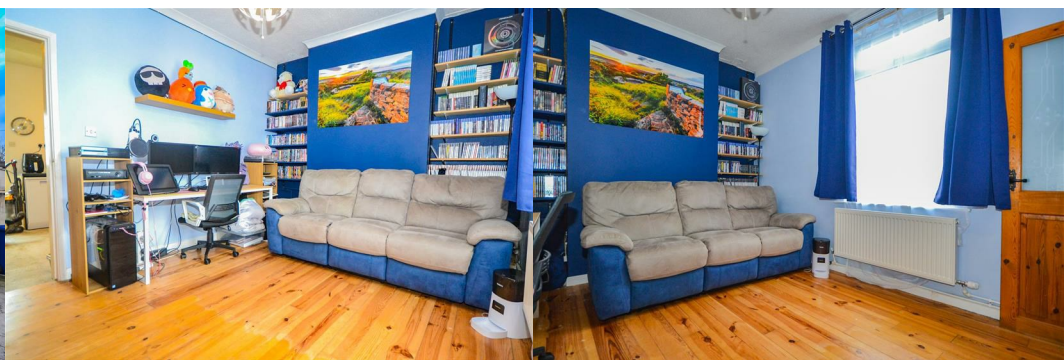
16 Trout Hall Lane

Skelton-In-Cleveland, TS12 2DE

£75,000



Situated close to all local amenities & transport links, a deceptively spacious 2-bedroom mid-terraced residence boasting open country views to the front aspect & off-street parking for up to 2x cars to the rear.



Tenure Details: Freehold

Council Tax Band: Band A.

EPC Rating: C-Rating.

Entrance Vestibule 3'5" x 3'1" (1.05 x 0.96)

UPVC door to the front aspect. Electric meter & fuseboard. Smoke alarm.

Living Room 10'5" x 12'5" (3.19 x 3.81)

Original floorboards. UPVC double glazed window to the front aspect. Radiator. Coving. TV Point.

Kitchen 11'5" x 14'6" (3.48 x 4.43)

A range of wall, base & drawer units. Black marble effect worktops incorporating stainless steel Belfast sink with chrome mixer tap. Plumbing for washing machine & dishwasher. Space for freestanding cooker. Extractor hood. 2x UPVC double glazed windows & door to the rear aspect. Radiator. Under-stairs storage cupboard.

First Floor

Landing 2'7" x 5'10" (0.81 x 1.80)

Loft hatch.

Bedroom One 11'8" x 12'10" (3.56 x 3.92)

UPVC double glazed window to the front aspect with open country views. Carpeted. Radiator.

Bedroom Two 10'5" x 9'8" (3.19 x 2.97)

UPVC double glazed window to the rear aspect. Radiator. Carpeted.

Bathroom 7'3" x 5'10" (2.23 x 1.80)

Panel bath with shower above. Low-level W/C. Hand basin within the vanity unit. Tiled floor & part-tiled walls. UPVC double glazed window. Radiator.

External

Rear Elevation

Off-street parking for 2x cars. Electric Vehicle charging point.

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.

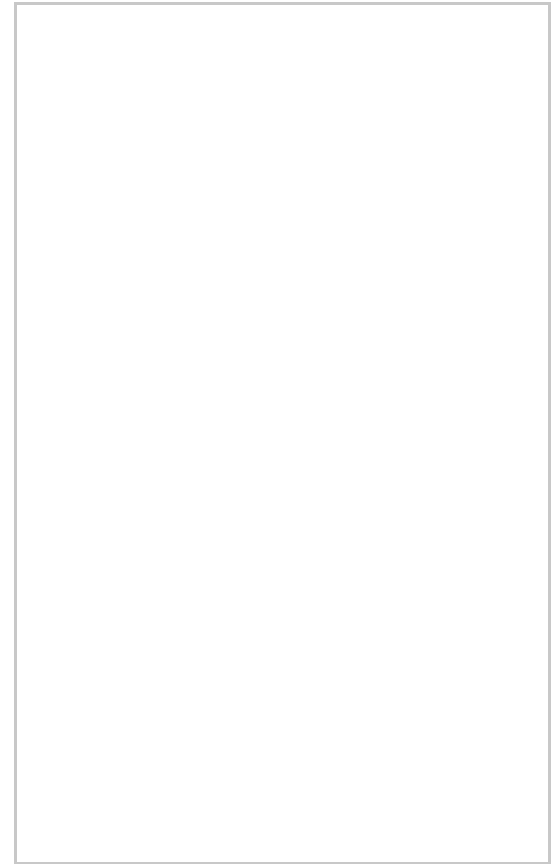
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Area Map



Floor Plans



Energy Efficiency Graph

