



Inglebys

Estate Agents



10 Rifts Avenue

Saltburn-By-The-Sea, TS12 1QE

£350,000



Close to Saltburn's Town Centre, Leisure Facilities & Transport Links, a beautifully presented 3-bedroom semi-detached residence boasting a stunning rear garden, complete with off-street parking to the front aspect.



Tenure: Freehold

Council Tax Band: Band C

EPC Rating: Awaiting Certificate

Entrance Hall 14'8" x 5'4" (4.49m x 1.65m)

UPVC double glazed door to the front elevation. Under-stairs storage cupboard. Access to ground-floor W/C.

Ground-Floor W/C 4'4" x 2'0" (1.34m x 0.61m)

Low-level W/C. Hand basin within the vanity unit. Vinyl flooring. Cladded walls.

Sitting Room 11'8" x 10'5" (3.57m x 3.18m)

UPVC double glazed bay window to the front aspect. Laminate flooring. Radiator.

Open-Plan Living & Dining Room 25'7" x 10'7" (7.81m x 3.25m)

Delph Rach electric fire. Picture rail. Carpeted. 5x Radiators. Open archway leading to the Dining Area. UPVC sliding doors open to the Rear Garden.

Kitchen 11'3" x 10'7" (3.45m x 3.24m)

A range of wall, base & drawer units. Laminate worktops incorporating composite 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & separate gas hob. Extractor hood. Tiled splash-backs. UPVC double glazed window to the rear aspect. Tiled floor. Open access to the Utility Area.

Utility Area 8'8" x 6'2" (2.66m x 1.90m)

A range of wall & base units. Laminate worktops. Wall-mounted combi-boiler. Plumbing for washing machine & space for dryer. Tiled floor continues from Kitchen. UPVC double glazed door opening to the Side Elevation.

First Floor

Landing

UPVC double glazed window to the side aspect. Radiator.

Bedroom One 15'6" x 10'6" (4.74m x 3.22m)

UPVC double glazed window to the rear aspect overlooking the garden. Fitted sliding mirrored wardrobes. Carpeted. Radiator.

Bedroom Two 11'10" x 10'5" (3.62m x 3.18m)

UPVC double glazed bay window to the front aspect. Laminate flooring. Picture rail. Radiator.

Bedroom Three 8'8" x 6'4" (2.65m x 1.95m)

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

Bathroom 6'9" x 5'3" (2.07m x 1.62m)

Panel bath with shower above. Glazed shower screen. Low-level W/C & hand basin in the vanity units. Tiled walls. Vinyl flooring. UPVC double glazed window.

Loft Room 14'9" x 10'11" (4.50m x 3.35m)

Fully boarded loft room, accessed via retractable wooden ladder from the Landing.

External

Front Elevation

Driveway leading to single garage with 'Up & Over' door. Flowerbed. Gated access to the Side Elevation.

Side Elevation

Paved patio area. Gated access to the Rear Garden.

Rear Elevation

A beautiful enclosed garden, laid to lawn with established borders, featuring a variety of mature plants, trees & greenery. Additional paved patio areas & summerhouse, perfect for entertaining & outdoor seating.

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.

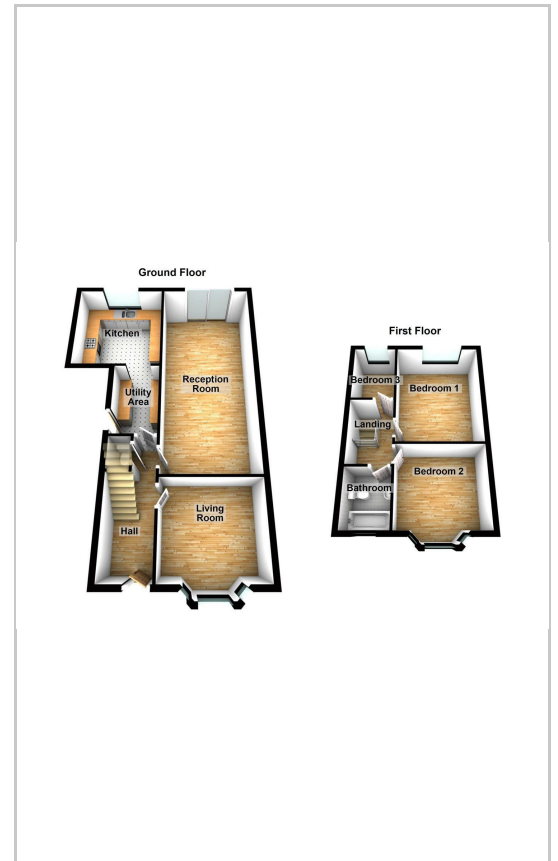
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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