



Inglebys

Estate Agents



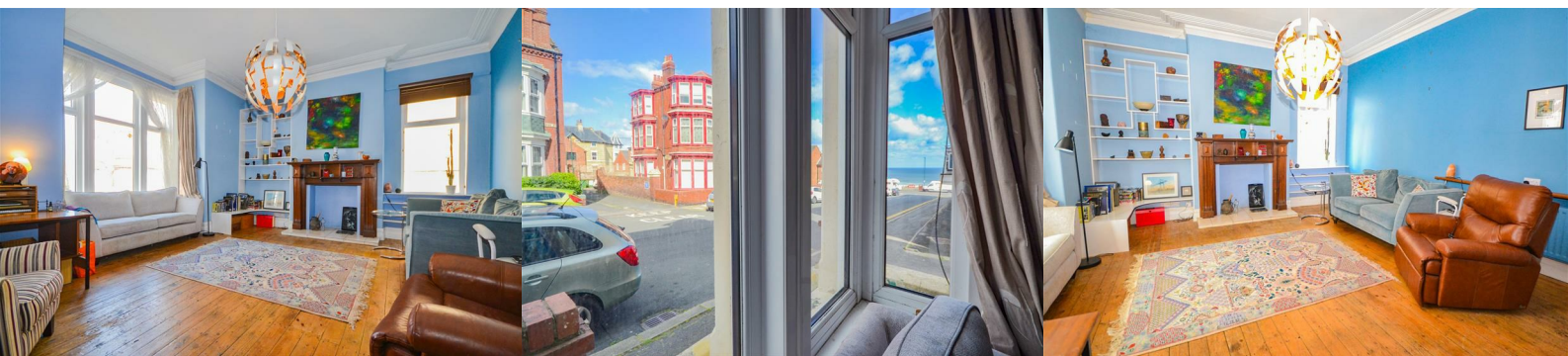
49 Ruby Street

Saltburn-By-The-Sea, TS12 1EF

£159,000



Situated in the Heart of Saltburn's popular Town Centre, a fantastic opportunity to purchase a 1-bedroom Ground-Floor apartment. Within walking distance to the beach and Saltburn's many amenities, early viewing is strongly advised.



Tenure Details: Leasehold. Details to be confirmed shortly.

Council Tax Band: Band-A.

EPC Rating: Awaiting New Certificate.

Entrance Hall 14'7" x 4'2" (4.45m x 1.28m)

Exposed floorboards. Storage cupboard.

Living Room 14'7" x 17'3" (4.45m x 5.28m)

Large UPVC double glazed windows to the front & side aspects. Exposed floorboards. Fire surround. Coving. Radiator.

Bedroom 14'2" x 14'2" (4.33m x 4.32m)

2x UPVC double glazed windows to the side & rear aspects. Exposed floorboards. Radiator.

Kitchen 16'0" x 11'7" (4.90m x 3.55m)

Stainless steel sink with mixer tap. Tiled splash-backs. 2x UPVC double glazed windows to the side aspect. Storage. Radiator.

Utility 11'2" x 5'0" (3.42m x 1.53m)

Belfast sink. UPVC double glazed window to the rear aspect. Plumbing for washing machine.

Wet Room 7'9" x 6'0" (2.38m x 1.84m)

Walk in shower. Hand basin. Low-level W/C. UPVC double glazed window. Wall-mounted combi-boiler.

Rear Hallway 6'5" x 3'2" (1.96m x 0.99m)

UPVC double glazed door leading to the rear courtyard.

Communal Yard

A shared enclosed rear courtyard.

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.

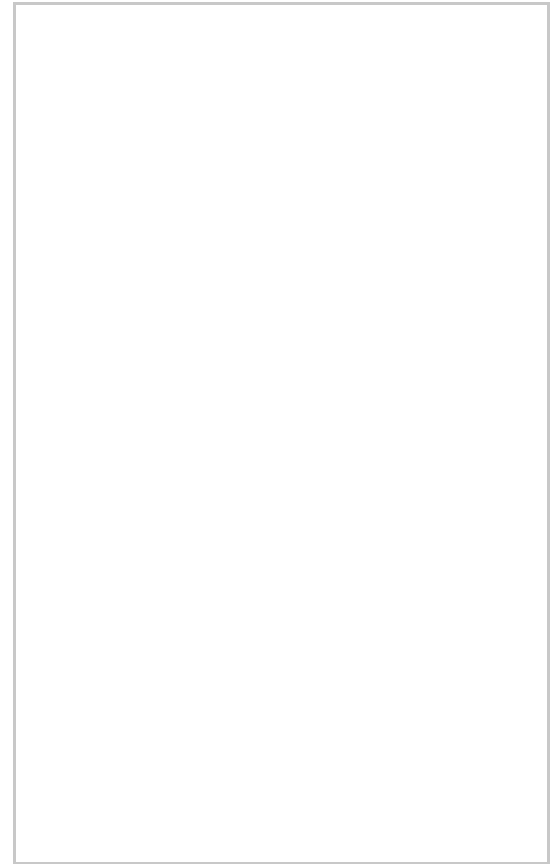
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

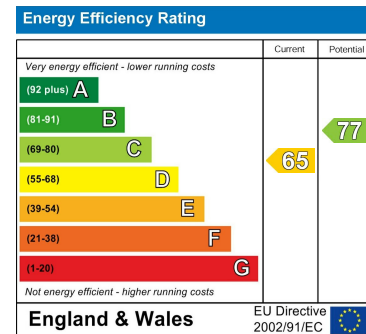
Area Map



Floor Plans



Energy Efficiency Graph



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