



# Inglebys

Estate Agents



## 37 Windy Hill Lane

Marske-By-The-Sea, TS11 7HL

**Best Offers Around £192,500**



Situated within a large corner plot, with the option to extend (subject to the relevant consents), a deceptively spacious 3 bedroom semi-detached residence with new kitchen and bathroom (November 2023). Complete with garage, off-street parking, ample garden space & workshops, a splendid family home.



This property has recently been de-shaded, certificate is available by request.

Tenure Details: Freehold

Council Tax Band: Band B.

EPC Rating: D

**Entrance Porch 10'3" x 5'1" (3.14m x 1.55m)**

UPVC double glazed. Wooden door leading to the Entrance Hall.

**Entrance Hall 9'9" x 6'6" (2.98m x 2.00m)**

Stairs leading to the first floor. Carpeted. 2x storage cupboards. Radiator.

**Living Room 19'11" x 10'7" (6.08m x 3.25m)**

Dual-aspect with UPVC double glazed windows to the front & rear aspects. Gas fire. Carpeted. 2x radiators. Serving hatch.

**Kitchen 13'1" x 9'9" (4.01m x 2.99m)**

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Plumbing for dishwasher. Integrated eye-level electric oven and hob. Tiled splash-backs. UPVC double glazed window to the side aspect. Wooden glazed door & window leading to the rear porch / utility space.

**Rear Porch / Utility Space 7'3" x 5'2" (2.22m x 1.59m)**

UPVC double glazed. Plumbing for washing machine. Tiled floor.

**First Floor**

**Landing 10'3" x 2'9" (3.14m x 0.85m)**

Carpeted. Loft hatch with retractable ladder. Radiator.

**Bedroom One 13'8" x 10'11" (4.19m x 3.35m)**

UPVC double glazed window. Carpeted. Radiator.

**Bedroom Two 14'2" x 6'9" (4.32m x 2.08m)**

Carpeted. 2x UPVC double glazed windows. Radiator.

**Bedroom Three 10'5" x 5'11" (3.18m x 1.81m)**

UPVC double glazed window. electric radiator

**Separate W/C 4'9" x 2'7" (1.47m x 0.81m)**

Low-level W/C. Hand basin. Part-tiled walls. UPVC double glazed window. Radiator.

**Bathroom 5'6" x 4'9" (1.69m x 1.46m)**

UPVC double glazed window. Newly fitted white panel bath, with shower over, glazed screen, pedestal wash hand basin.

**External**

**Front Elevation**

Enclosed garden area, laid to lawn, with gated access to the Side Elevation.

**Side Elevation**

A large side garden, with the option to extend the property (subject to the necessary planning permissions). Open access to the Rear Elevation.

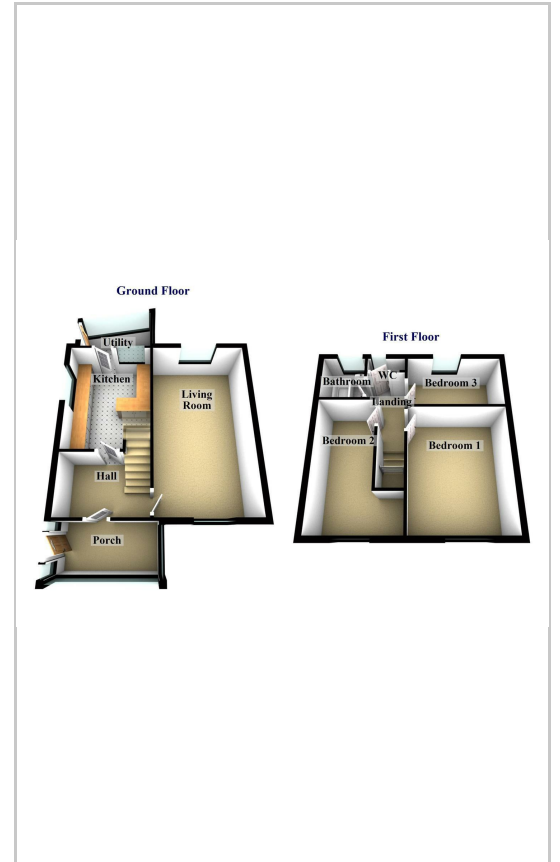
**Rear Elevation**

Large greenhouse with courtesy door to the detached garage. Flowerbeds. Access to Workshop & Garden Shed.

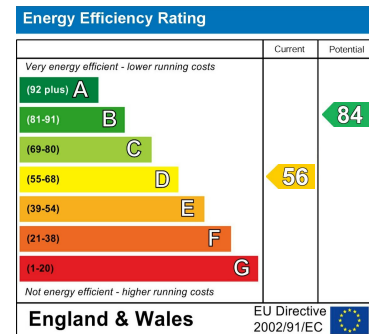
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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