



Inglebys

Estate Agents



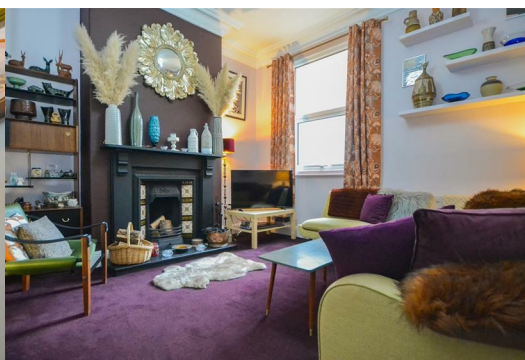
3 Leven Street

Saltburn-By-The-Sea, TS12 1JY

£380,000



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Lovingly and sympathetically refurbished throughout 2023 to an impeccable standard, a truly stunning 5-bedroom Victorian terraced residence set over three floors, with an array of original features. Very spacious, with two large reception rooms, both with original working cast-iron fireplaces, large kitchen / diner, with separate utility and cloakroom.

To the first floor there are four generous bedrooms, and a family bathroom, with freestanding ball & claw footed bath. To the Second floor there is a further bedroom and shower room. Externally is a large enclosed rear yard with raised decking area.

Entrance Vestibule 4'0" x 4'0" (1.23m x 1.23m)

Wooden door to the front elevation. Coconut mat. Stained glass door opening to the Hall.

Hall 22'10" x 6'4" (6.97m x 1.94m)

Treated & stained exposed floorboards. Coving. Ceiling cornice. Radiator. Staircase leading to the first floor. Under-stairs storage cupboard.

Reception Room 1 13'5" x 12'10" (4.10m x 3.92m)

Wood sealed unit double glazed sash bay window to the front aspect. Exposed floorboards. Original working cast-iron fireplace in a marble surround & original side tiles. Original 4-panel wooden door. Radiator. Coving, picture rail & ceiling cornice. Shelving within the chimney alcoves.

Reception Room 2 12'11" x 12'7" (3.96m x 3.85m)

UPVC double glazed window to the rear aspect. Original working cast-iron fireplace in a marble fire surround with original side-tiles. Coving & ceiling cornice. Radiator. Carpeted. Original glazed wooden door.

Kitchen / Dining Area 20'10" x 10'5" (6.37m x 3.18m)

A large open-plan kitchen & dining space. With a range of wall, base & drawer units. Granite worktops with drainer grooves and matching upstands, incorporating Belfast sink with chrome mixer tap. Plumbing for dishwasher. Integrated double electric cooker with separate 5-ring gas hob. Breakfast bar with storage below. Space for dining table. Storage cupboard housing the combi-boiler. Tiled slate flooring. LED lighting. Metal vertical radiator. UPVC double glazed window to the side aspect & French doors opening to the enclosed rear courtyard.

Inner Hallway

Access to ground-floor W/C & storage cupboard with plumbing for washing machine. UPVC double glazed door opening to the rear courtyard.

Ground-Floor W/C 4'11" x 2'9" (1.51m x 0.84m)

Low-level W/C. Hand basin. UPVC double glazed window to the side aspect. Tiled slate flooring continues from the Kitchen.

First Floor

Split-Level Landing

UPVC double glazed window to the side aspect. Carpeted. Stairs leading to the second floor.

Bedroom One 10'4" x 7'8" (3.15m x 2.35m)

Original cast-iron fireplace. Carpeted. UPVC double glazed window to the rear aspect. Radiator.

Bedroom Two 13'0" x 12'9" (3.98m x 3.91m)

2x Wood sealed unit double glazed sash windows to the front aspect. Carpeted. Original cast-iron fireplace. Storage cupboard. Radiator.

Bedroom Three 10'4" x 7'8" (3.17m x 2.35m)

Original cast-iron fireplace. UPVC double glazed window to the side aspect. Carpeted. Radiator.

Bathroom 8'10" x 7'0" (2.70m x 2.15m)

2x UPVC double glazed windows to the side aspect. Free-standing ball & claw footed bath. Low-level W/C. Vinyl flooring. Walk-in double shower cubicle powered by gas central heating. Radiator.

Bedroom Five / Office 9'0" x 7'5" (2.75m x 2.28m)

Wooden double glazed sash window to the front aspect. Carpeted. Radiator.

Second Floor

Landing 7'7" x 7'5" (2.33m x 2.27m)

Carpeted. Access to Bedroom Four & Bathroom. Velux window.

Bedroom Four 16'3" x 11'4" (4.97m x 3.46m)

Storage cupboard. Window to the front aspect with side panels. Carpeted. Radiator.

Bathroom 6'3" x 5'0" (1.92m x 1.54m)

Pedestal hand basin. Corner shower cubicle. Low-level W/C. 2x Velux windows. Laminate flooring. Column radiator & towel rail.

External

Rear Elevation

An L-shaped enclosed courtyard featuring raised decking / seating area, leading to a covered patio space with log-store & gated access to the alley.

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.

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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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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