

Inglebys

Estate Agents



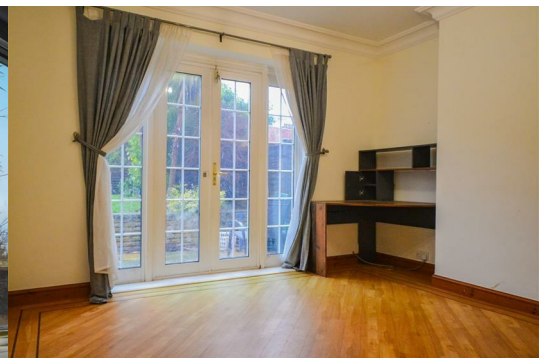
17 Hob Hill Crescent

Saltburn by the Sea, TS12 1NA

£950 Per Month



This delightful property has recently benefitted from redecoration throughout, a rare opportunity to acquire a deceptively spacious 3-bedroom semi-detached family home within one of Saltburn's prestigious & peaceful locations.



Council Tax Band: Band D.

EPC Rating: D-Rating.

Entrance Hall 16'6" x 5'11" (5.04m x 1.81m)

Laminate floor. Radiator. UPVC double glazed door to the front elevation. Staircase leading to first floor. Under-stairs storage.

Living Room 13'0" x 11'10" (3.97m x 3.62m)

Gas fire in a feature fire surround. UPVC double glazed bay window to the front aspect. Radiator. Coving. Carpet to the floor.

Dining Room 11'10" x 11'10" (3.62m x 3.61m)

Karndean floor. UPVC double glazed French doors open to the rear garden. Radiator. Coving.

Kitchen 14'7" x 8'3" (4.45m x 2.52m)

A range of wall, base & drawer units. Granite effect worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated eye-level double electric oven & separate gas hob. Extractor hood. Integrated dishwasher. Washing machine. Integrated under counter fridge & freezer. Tiled splash backs. UPVC double glazed window overlooking the rear garden. Radiator. Vinyl floor. UPVC double glazed door to the side elevation.

First Floor Landing

UPVC double glazed window to the side elevation. Loft hatch.

Bedroom One 13'1" x 10'11" (3.99m x 3.35m)

UPVC double glazed window to the front aspect. Fitted wardrobes. Radiator. Carpet to the floor.

Bedroom Two 11'10" x 9'9" (3.62m x 2.99m)

UPVC double glazed window to the rear aspect. Fitted wardrobes. Radiator. Carpet to the floor.

Bedroom Three 9'6" x 6'11" (2.92m x 2.12m)

UPVC double glazed window to the front aspect. Radiator. Carpet to the floor.

Bathroom 8'10" x 5'4" (2.71m x 1.64m)

Panel bath. Wash-hand basin within the vanity unit. Walk-in shower cubicle. Chrome heated towel rail. UPVC double glazed window to the rear aspect. Vinyl floor.

W/C

Low-level W/C & hand basin within the vanity units. UPVC double glazed window to the rear aspect. Vinyl floor.

External - Front Elevation

Driveway leading to single garage, providing off-street parking for 2 cars. Garden area laid to lawn. Pathway leads to the rear garden.

External - Rear Elevation

An enclosed garden laid to lawn with established borders. Additional patio & decking areas. Garden shed. Gated access to the front elevation.

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.

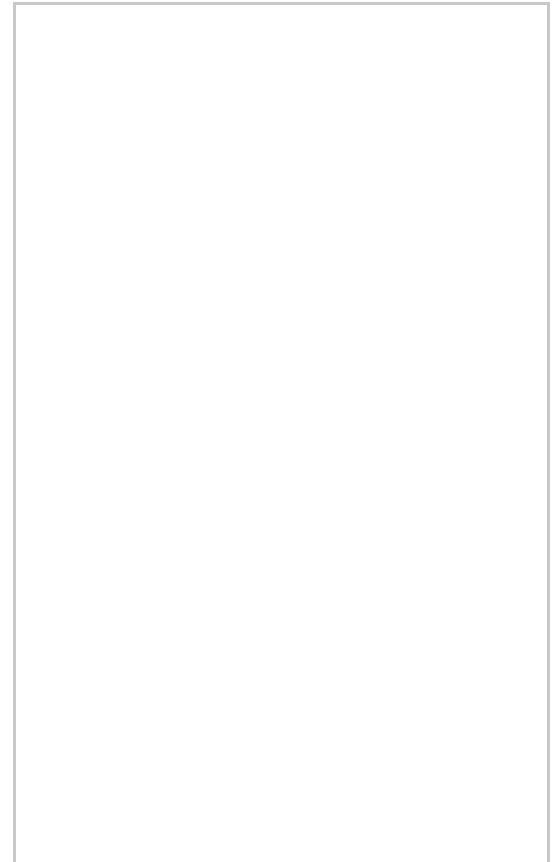
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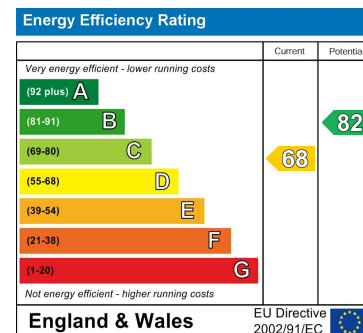
Area Map



Floor Plans



Energy Efficiency Graph



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