



Inglebys

Estate Agents



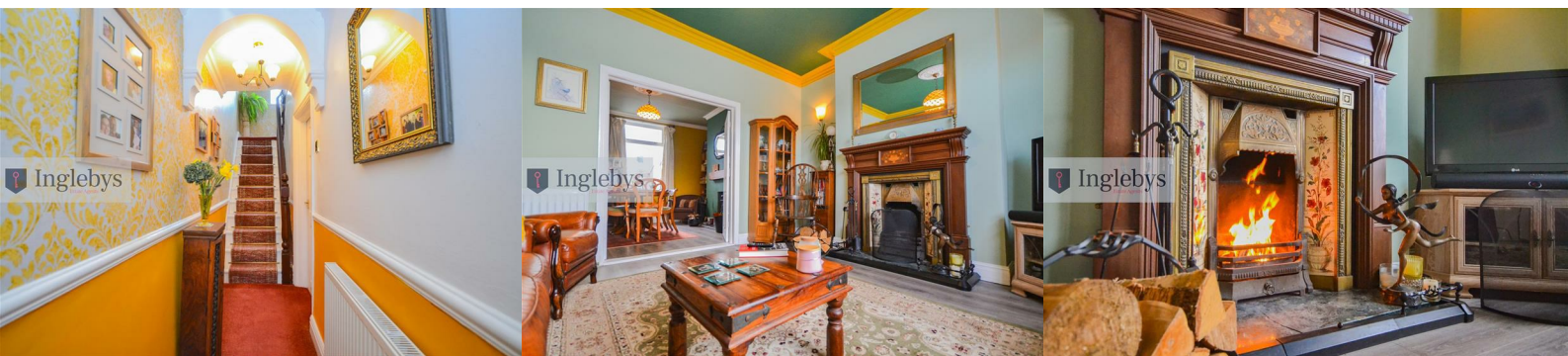
4 High Street

Boosbeck, TS12 3AF

£140,000



A delightful End of Terrace property with scenic views over the quiet village of Boosebeck. Lovingly restored and beautifully decorated throughout. The property boasts many original features with ceiling beams, original panelling and a wood burning stove. This property must be viewed to be fully appreciated.



Entrance Hall

Radiator. Carpet. Covings. Picture rail. Staircase leading to first floor.

Living Room 13'6" x 12'0" (4.12m x 3.66m)

Double glazed wooden bay window with original panelling, Victorian fireplace in wood surround. Laminate flooring. Radiator. Ceiling rose and coving. Double doors leading to dining room.

Dining Room 12'2" x 13'9" (3.72m x 4.20m)

Wood glazed window. Wood burning stove with oak mantle. Coving, ceiling rose. Laminate flooring. Radiator. Storage cupboard.

Kitchen 12'5" x 8'3" (3.81m x 2.54m)

Glazed window. Wooden beams. Wall mounted grey composite radiator. Range of wall base and drawer units. Wood effect laminate worktop. Stainless sink and drainer, mixer tap.

Dishwasher. Freestanding cooker, electric oven and hob. Tiled flooring. Double doors to side rear.

Utility 8'9" x 7'11" (2.68m x 2.43m)

Glazed door to rear. Plumbing for washing machine and dryer. Laminate tiled flooring. Side wall tiled ceiling to floor. Cupboard. Radiator.

Bathroom 8'5" x 8'4" (2.57m x 2.55m)

Glazed window. Ball and claw pedestal bath. Low-level WC and basin. Shower enclosure and screen. Laminate flooring.

First Floor

Loft hatch - boarded with electricity.

Landing - Radiator. Carpet. Window.

Washroom 11'1" x 2'7" (3.38m x 0.79m)

White W/C and sink. Laminate tiled flooring. Window.

Bedroom One 13'5" x 10'4" (4.10m x 3.15m)

Double glazed wood window. Carpet flooring.

Bedroom Two 10'0" x 6'6" (3.06m x 1.99m)

Wooden single glazed window. Carpet flooring. Radiator. Picture rail.

Bedroom Three 10'11" x 8'3" (3.33m x 2.53m)

Single glazed wood window. Carpet flooring. Radiator.

External Rear Yard

Wood store and shed.

Side Garden

Railings. Pond. Part lawn. Decking area.

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.

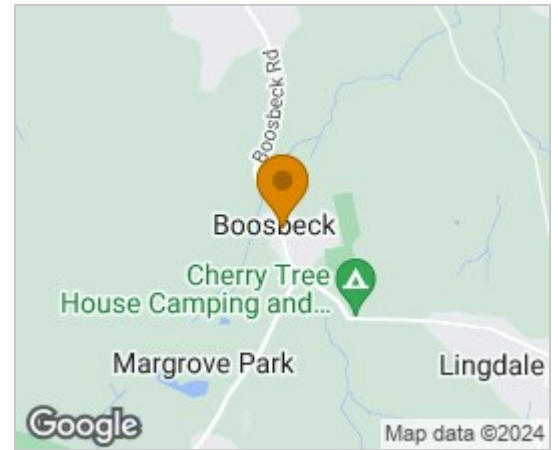
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

Tenure: Freehold.

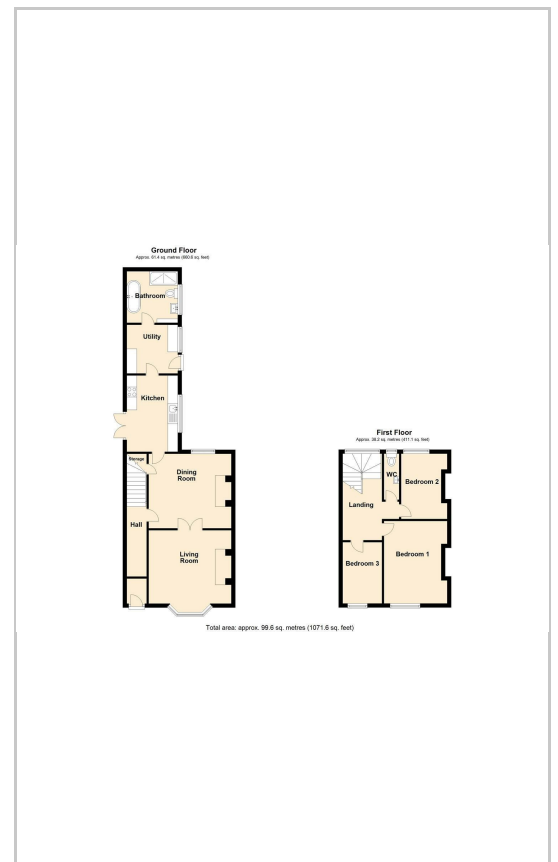
Council Tax Band: Band-A

EPC Rating: D Rating

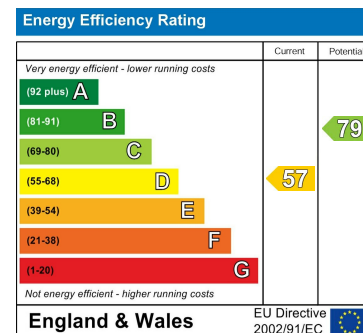
Area Map



Floor Plans



Energy Efficiency Graph



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