



# Inglebys

Estate Agents



## 45 Randolph Street

Saltburn-By-The-Sea, TS12 1LN

**£875 Per Calendar Month**



An immaculately presented 2-Bedroom mid-terraced residence, with study, enclosed rear courtyard & sun room. A fabulous family home, and early viewing is strongly advised.



**\*\*Available May 2024\*\*** Situated in a popular residential location, and within walking distance to Saltburn's thriving town centre, an extremely well maintained and immaculately presented 2-bedroom (with Study) mid-terraced residence. Benefiting from uPVC double glazing throughout, gas central heating, the property has been a much loved family home. Externally, there is an enclosed rear courtyard with raised decking area, and sun room.

Council Tax Band: Band-B.

EPC Rating: C Rating

The property briefly comprises;

**Entrance Hall 13'6" x 3'2" (4.14m x 0.98)**

uPVC door to the front elevation. Radiator. Stairs to the first floor.

**Living Area 10'8" x 7'4" (3.26m x 2.24m)**

UPVC double glazed bay window to the front aspect. Electric fire in feature surround. Radiator. Archway to the Dining Area.

**Dining Area 11'6" x 10'10" (3.53m x 3.32m)**

UPVC double glazed window to the rear aspect. Radiator. Understairs storage cupboard.

**Kitchen 13'4" x 8'0" (4.07m x 2.44m)**

A range of wall, base & drawer units. Laminate worktops with matching breakfast bar & upstands, incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Plumbing for washing machine. Under-counter lighting. 2x UPVC double glazed windows to the side & rear aspects, and UPVC double glazed door opening to the rear courtyard.

**First Floor**

**Landing 11'8" x 5'4" (3.58m x 1.65m)**

Smoke alarm. Loft hatch.

**Bathroom 8'5" x 7'7" (2.57m x 2.33m)**

modern bathroom, with large walk in shower, low level w.c and wash hand basin. uPVC double glazed window, radiator

**Bedroom One 12'9" x 10'6" (3.9m x 3.22m)**

uPVC double glazed window to the front aspect. Radiator. Fitted wardrobes.

**Bedroom Two 11'8" x 8'4" (3.56m x 2.56m)**

UPVC double glazed window. Radiator.

**Study 5'5" x 5'3" (1.67m x 1.61m)**

uPVC double glazed window. Radiator.

**Externally**

Small walled Frontage, with space for pots.

Enclosed rear yard, with raised decking and sun room (2.67m x 1.81m)

**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.

**Rental Enquiries**

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

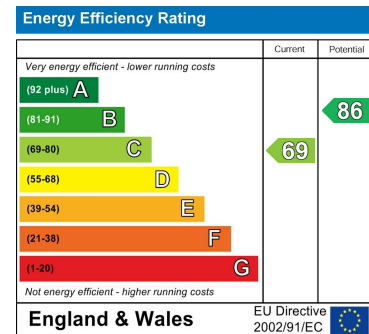
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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