



# Inglebys

Estate Agents



## 19A Upleatham Street

Saltburn-By-The-Sea, TS12 1JX

**£180,000**



Centrally located, with generous outside space, a deceptively spacious two bedroom ground-floor apartment, with two reception rooms. A rare opportunity for one level ground floor living close to the heart of Saltburn's thriving Town Centre.



Close to Saltburn Town Centre, a rare opportunity to acquire one level ground floor accommodation, with private garden area. A deceptively spacious, ground-floor apartment, with 2 reception rooms, fitted kitchen, family bathroom, and two bedrooms. The property further benefits from UPVC double glazing and gas central heating throughout. Early viewing is advised.

**\*\*Please note that due to Lease Restrictions, this property cannot be 'Holiday Let'\*\***

Tenure: Leasehold / Share of Freehold. - Initially 990 year lease, awaiting confirmation of the remaining term.

EPC Rating: D-Rating.

Council Tax Band: Band-B.

**Entrance Hall**

Communal Entrance accessed via Wooden Door

**Living Room 15'8" x 15'8" reducing to 13'5" (4.8m x 4.8m reducing to 4.11)**

uPVC double glazed bay window to the front aspect, uPVC double glazed window to the side aspect. Radiator. Carpeted.

**Dining Room 8'11" x 8'11" (2.74m x 2.72m)**

uPVC double glazed window to the side aspect, radiator, uPVC door to the garden.

**Kitchen 11'3" x 6'9" (3.43m x 2.08m)**

Range of wall, base & drawer units. Laminate worktops with matching upstands, stainless steel sink with drainer and mixer tap. Integrated electric oven & gas hob, with extractor hood above. Plumbing for washing machine. uPVC double glazed window. Radiator.

**Inner Hallway**

Under stairs storage. Radiator.

**Bedroom One 14'0" x 10'1" (max) (4.27m x 3.08m (max))**

An L-shaped bedroom with UPVC double glazed bay window to the side aspect. Coving. Carpeted. Radiator.

**Bedroom Two 10'11" x 8'3" (3.35m x 2.52m)**

UPVC double glazed window to the side aspect. Carpeted. Radiator. Storage cupboard.

**Shower Room 8'3" x 5'6" (2.52m x 1.69m)**

Walk-in double shower cubicle with black overhead rainfall shower & additional hand-held attachment. Low-level W/C. Composite hand basin in the vanity unit. Herringbone part-tiled walls. Tiled floor. UPVC double glazed window to the side aspect. Chrome heated towel rail.

**External**

**Side Elevation**

An enclosed, private courtyard. Outhouse storage. Ample space for outdoor seating. Gated access to the street.

**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.

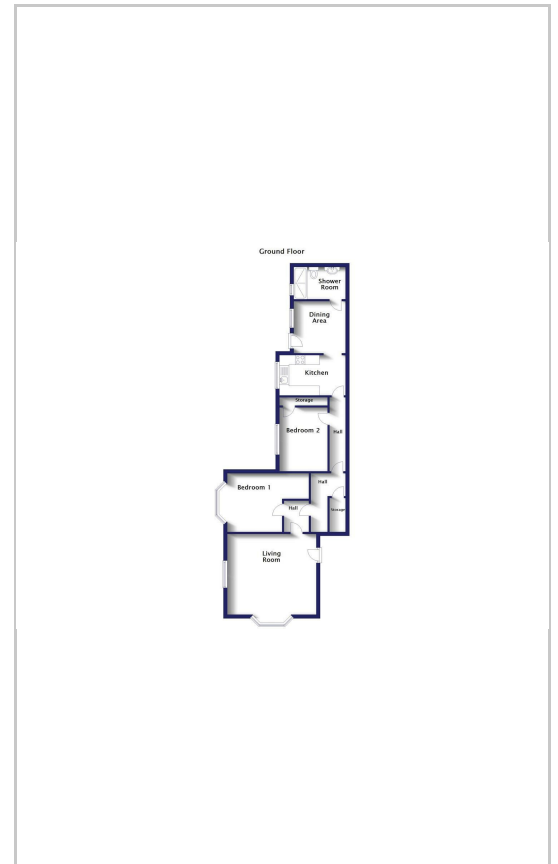
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

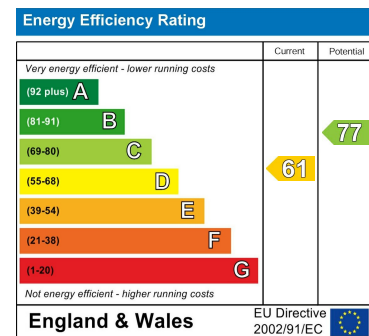
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.