



## 57 57 Garnet Street

Saltburn-By-The-Sea, TS12 1EQ

**£300,000**



Available with Immediate Vacant Possession a Freehold Apartment Block, Currently Running as Two, 2 Bedroom Holiday / Short Term Lets. Also available with the option to purchase as individual units (whereby a lease would be created on a share of Freehold basis)



Available with immediate vacant possession, and currently operating very successfully in the short term letting market. A rare opportunity to acquire two separate self contained two bedroom apartments, which are bright, modern and fully equipped, just steps away from Marine Parade, Saltburn town centre, and Saltburn train station. Currently available on one Freehold Title an ideal investment opportunity.

Tenure: Freehold

EPC Rating: B (in both apartments)

Council Tax Banding: Currently Business Rates

### Apartment One - Ground Floor

#### Living Area 17'1" x 18'5" (5.22m x 5.62m)

Double glazed French doors to the front aspect, double glazed windows, wood effect LVT flooring, range of white gloss kitchen units with granite worktops, integrated induction hob, electric oven, microwave, dishwasher and fridge freezer. underfloor heating

#### Bedroom One 10'2" x 7'8" (3.1m x 2.36m)

Sash window, LVT flooring, underfloor heating

#### Bedroom Two 10'4" x 7'8" (3.16m x 2.34m)

Sash window, LVT flooring, underfloor heating

#### Bathroom 6'7" x 5'8" (2.02m x 1.73m)

Tiled walls, panel bath with shower over, glazed screen, low level w.c, wash hand basin in vanity, sash window, underfloor heating

### Apartment Two - First Floor

#### Living Area 20'7" x 17'6" (6.28m x 5.34m)

Double glazed French doors to the front aspect with access to glazed balcony, double glazed windows, wood effect LVT flooring, range of graphite gloss kitchen units with granite worktops, integrated induction hob, electric oven, microwave, dishwasher and fridge freezer. underfloor heating

#### Bedroom One 10'2" x 7'10" (3.11m x 2.41m)

Sash window, wooden effect LVT flooring

#### Bedroom Two 10'2" x 7'10" (3.1m x 2.41m)

Sash window, wood effect LVT flooring

#### Bathroom 6'7" x 5'8" (2.02m x 1.73m)

Tiled walls, panel bath with shower over, glazed screen, low level w.c, wash hand basin in vanity, sash window, underfloor heating

### 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.

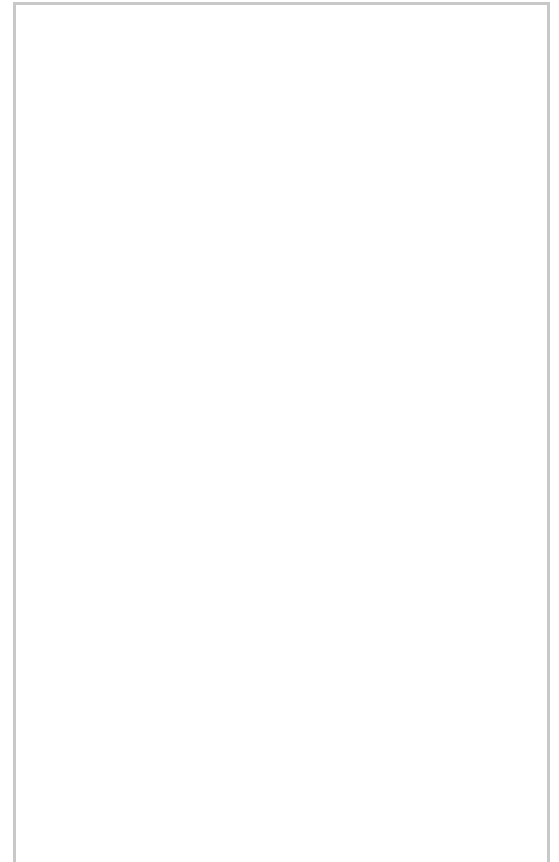
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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  
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## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(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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