



Inglebys

Estate Agents



36 Hilda Place

Saltburn-By-The-Sea, TS12 1BP

£220,000



An immaculately presented two-bedroom ground floor apartment on Hilda Place, Saltburn, offering beautifully maintained accommodation, a wealth of character throughout and its own private rear courtyard.



Situated on Hilda Place in the ever-popular seaside town of Saltburn-by-the-Sea, this beautifully presented two-bedroom ground floor apartment has been maintained and styled to an exceptional standard by its current owner. Combining attractive period features with tasteful modern finishes, the property offers a welcoming home with the added benefit of its own private outdoor space.

The accommodation includes an elegant living room featuring a large bay window with fitted plantation shutters, and decorative ceiling coving. The kitchen is particularly impressive, offering an excellent range of fitted units, wooden worktops, a range-style cooker and a central breakfast bar providing additional workspace and informal seating. Both bedrooms offer comfortable accommodation, with the principal bedroom beautifully decorated and complemented by mirrored wardrobes. A well-appointed bathroom features contemporary fittings, a fitted vanity unit and bath with shower above.

Externally, the property enjoys its own enclosed rear courtyard, thoughtfully arranged to provide an attractive space for outdoor seating and storage facilities. A newly installed roller shutter door provides convenient access to the rear alley.

Hilda Place is ideally positioned to enjoy everything Saltburn has to offer, including its selection of independent shops, cafés, restaurants and traditional pubs. The town's beautiful beach, pier, Victorian cliff lift and picturesque Valley Gardens are all popular local attractions, while the Cleveland Way provides excellent opportunities for scenic walks along the coastline. Saltburn railway station also offers convenient connections to neighbouring towns and beyond.

With its immaculate presentation, spacious accommodation and valuable private outdoor space, this is a wonderful opportunity for buyers seeking a distinctive home in one of the area's most desirable seaside towns.

Tenure: Share of The Freehold.

Tenure Details: Freehold shared between 3x apartments in the building.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: Awaiting New Certificate.

Communal Hall

Wooden glazed door to the front elevation with wooden glazed door opening to the hall.

Apartment Entrance

LED downlighting. Radiator. Open access to the Kitchen.

Kitchen 14'6" x 13'5" (4.43m x 4.11m)

A range of wall, base & drawer units with contrasting centre island / breakfast bar with stainless steel sink with single drainer & mixer tap. Integrated dishwasher, and combined washing machine & tumble dryer. Rangemaster stove within the chimney breast. Space for American fridge / freezer. Tiled splash-backs. UPVC double glazed French doors opening to the rear courtyard.

Living Room 15'5" x 14'5" (4.71m x 4.41m)

Large UPVC double glazed sash bay window to the front aspect with wooden shutter blinds. Coving. Carpeted. Radiator.

Bedroom One 14'6" x 7'9" (4.43m x 2.37m)

UPVC double glazed window to the side aspect. Radiator. Sliding mirrored wardrobes.

Bedroom Two 10'11" x 9'1" (3.35m x 2.78m)

UPVC double glazed window to the side aspect. Velux skylight window. Carpeted. Radiator.

Bathroom 7'9" x 5'7" (2.37m x 1.71m)

Bath with shower above. Glazed shower screen. Tiled walls, bath panel & floor. Vanity unit with low-level W/C & hand basin. UPVC double glazed frosted window to the side aspect. LED downlighting. Chrome heated towel rail.

External

Rear Elevation

Accessed from the kitchen, a private enclosed courtyard with Indian stone paved outdoor seating area, leading to a covered storage area with electric roller shutter opening to the alley with the option of making an off-street parking / car port space.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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.

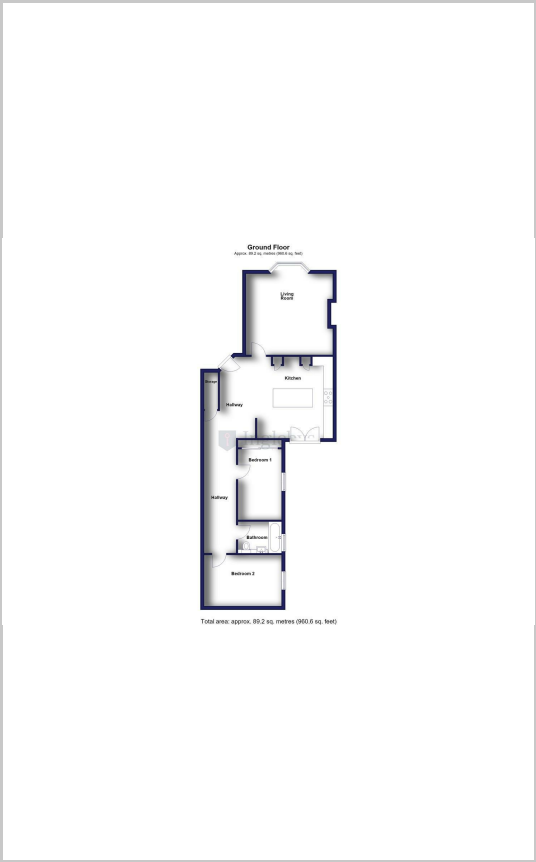
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

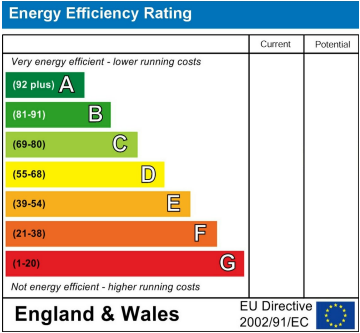
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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