Inglebys
Estate Agents



21 Hilda Place

Saltburn-By-The-Sea, TS12 1BP

£290,000

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Nestled in the charming coastal town of Saltburn-By-The-Sea, this delightful house on Hilda Place offers an exceptional living space perfect for families. Built in 1934, the property boasts generous and well-designed accommodation, ensuring ample room for comfortable living.

The house features two inviting reception rooms, ideal for both relaxation and entertaining guests. With three spacious bedrooms, there is plenty of space for family members or guests to enjoy their own privacy. The layout of the home is both practical and welcoming, making it an ideal choice for those seeking a family residence in a central location.

Outside, the property benefits from a front garden that adds to its curb appeal, while the enclosed rear yard provides a safe and private outdoor space for children to play or for hosting summer barbecues.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchase process. This is a rare opportunity to acquire a lovely family home in a sought-after area, close to local amenities and the beautiful coastline that Saltburn is renowned for.

Whether you are looking to settle down or invest in a property with great potential, this house on Hilda Place is certainly worth considering.







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Tenure: Freehold
Council Tax: Redcar & Cleveland, Band C
EPC Rating: Await EPC

Entrance Hall 12'9" x 5'10" incresing to 6'9" max (3.9m x 1.8m incresing to 2.07m max)
Generous bright and airy hallway with wooden flooring, stairs rising to the first floor

Living Room 12'11" x 11'10" (3.94m x 3.63m)
Large uPVC bow window to the front aspect, feature gas fire in wooden surround, coving, period skirting boards, wooden floor radiator.

Kitchen Dining Room 11'11" reducing to 8'11" x 18'9" (max) (3.64m reducing to 2.73m x 5.73m (max))
Wooden French doors to the rear yard, inset log burning stove with wooden mantle, wooden floors, radiator, arch to kitchen area with a range of wall, base and drawer units, laminate worktops.

Kitchen 10'11" x 9'6" (3.35m x 2.9m)
Matching range of wall, base and drawer units, range cooker, plumbing for washing machine. Laminate worktops with inset stainless steel sink, winodw to the rear yard, door giving access to the exterior.

First Floor 11'11" x 9'4"
Landing, with storage and Skylight

Bedroom One 9'10" (3.65m x 2.87m)
uPVC bow window to the front aspect, fitted wardrobes, radiator

Bedroom Two 11'11" x 9'4" (3.64m x 2.87m)
uPVC window to the rear aspect, fitted wardrobes, radiator

Bedroom Three 8'11" x 4'9" (2.73m x 1.46m)
uPVC window to the front aspect, fitted wardrobes

Family Bathroom 6'10" x 6'2" (2.09m x 1.89m)
White panel bath with shower over, glazed screen. Low level W.C and wash-hand basin in vanity unit, matching wall cupboard uPVC window to the rear aspect.

Externally
Garden to the front aspect, laid mainly to lawn with mature boarders containing a variety of shrubs and bushes
Enclosed low maintenance yard, with paving flags and gravel, access to the back street

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.

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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.

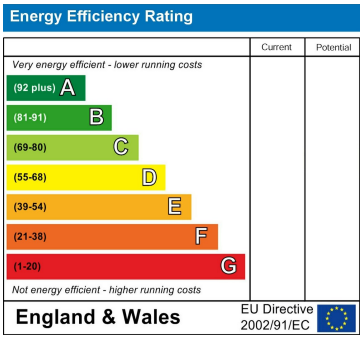
Area Map



Floor Plans



Energy Efficiency Graph



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