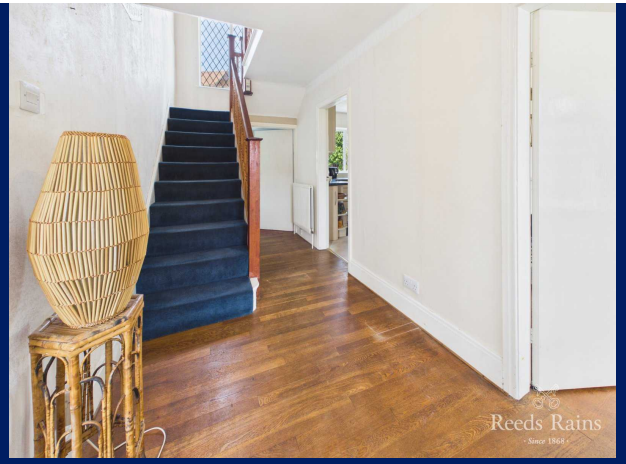






13 Hob Hill Close, Saltburn-by-the-Sea, North Yorkshire, TS12 1NB

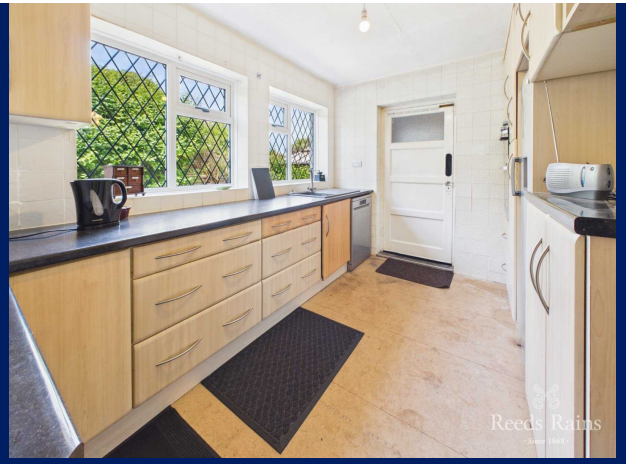
reedsrains.co.uk

Asking Price: £420,000
Freehold

The Property Ombudsman

Reeds Rains







This Four Bedroom Detached House of individual design has a wonderful symmetry and presence about it, sitting in a generous sized corner plot with beautifully tended and stocked gardens, some of which are set behind a high hedgerow giving a degree of privacy.
The property is priced to reflect the need for some work but offers the right buyer a chance to acquire a fabulous home that you can refurbish to make your own that could include extending and developing the loft space (subject to the necessary permissions and consents).

Features include a gas central heating system, uPVC double glazing, a re-wire, a light and airy dual aspect lounge with four windows and double doors leading to a conservatory, a separate dining room with a fireplace/chimney (suitable for a wood burner if desired), a fitted kitchen with a built-in double oven & hob, a rear porch with a separate w.c., four first floor bedrooms, a house bathroom and separate w.c. Outside a driveway provides off road parking and leads to an attached single garage with an electric roller door and personal door into the main house.

Hob Hill Close is a highly prestigious road within the coastal town of Saltburn; the golf club is in comfortable walking distance. The Leisure Centre is only minutes drive away as are the Valley Gardens and lovely woodland walks. The beach and promenade are also there to enjoy and feature the oldest Victorian pier in the country. The town itself has train and bus services, highly rated schools, supermarket shopping, a wide range of individual shops, cafes, bars and restaurants.
This bespoke home has a great feeling of warmth and family and is a rare find in the town. Offered with no onward chain, interest is expected to be high so please call us now to arrange your viewing on 01287 636474.







- A Bespoke Detached Property With Great Kerb Appeal
- Four Bedrooms & Two Reception Rooms
- Conservatory
- Ground Floor W.C
- Corner Sited Within A Prestigious Road
- Close Walking Distance Of The Golf Club
- Ready For Its New Chapter
- Beautifully Tended & Stocked Gardens
- No Onward Chain
- Early Viewing Recommended

ADDITIONAL INFORMATION

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - E

Flood Risk:

Rivers & Seas - Very low

Surface Water - Very low

Double Glazing Throughout

Mains Utilities - Gas Central Heating



ACCOMMODATION

Ground Floor
Entrance Porch 6'4" x 3'2" (1.93m x 0.97m)
Hallway 15'1" x 16'4" (4.6m x 4.98m)
Lounge 17'11" x 11'11" (5.46m x 3.63m)
Dining Room 11'11" x 11'8" (3.63m x 3.56m)
Conservatory 11'11" x 6'7" (3.63m x 2m)
Fitted Kitchen 12'1" x 8'7" (3.68m x 2.62m)
Rear Lobby 5'2" x 3'1" (1.57m x 0.94m)
Separate W.C 6' x 2'6" (1.83m x 0.76m)

First Floor
Landing
Bedroom 1 11'11" x 11'9" (3.63m x 3.58m)
Bedroom 2 11'11" x 10'11" (3.63m x 3.33m)
Bedroom 3 11'11" x 9'11" (3.63m x 3.02m)
Bedroom 4 9'4" x 9 (2.84m x 9)
Part Tiled Bathroom 9'1"x6' (2.77mx1.83m)
Separate W.C 2'9"x5'6" (0.84mx1.68m)
EXTERNAL
Driveway
Attached Garage
Mature Gardens

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT
10-12, Market Place, Guisborough, Cleveland, TS14 6HF
T: 01287 636474 | E: 01287 636474 | W: reedsrains.co.uk

Reeds Rains