



44 Hazelgrove Park

Saltburn-By-The-Sea, TS12
1DE

£198,500

Energy Rating : D



44 Hazelgrove Park

Description

This impressive Double Fronted Detached Park Home is not one to miss, it is located along the heritage coast within the highly sought after, and historic victorian town of Saltburn. The thoughtfully designed and deceptively spacious living accommodation features gas central heating (a new Worcester combi boiler was fitted July 2024 and carries a warranty), uPVC double glazing, a dual aspect lounge with three bow windows that opens to a dining area, a well equipped fitted kitchen, a versatile study/hobby room, two double bedrooms with the master boasting an ensuite and walk in wardrobe. A modern white bathroom with a shower completes floor plan. The outside also has much to offer with a detached garage and wrap around gardens planned to provide multiple seating areas and low maintenance options. The town centre is within easy reach and offers a wide range of services and amenities to include bars, cafes and restaurants, bus/train services, individual shops and supermarkets, a leisure centre, coastal and woodland walks and of course the beach and the oldest victorian pier in the country. This park is one of the most popular in the Tingdene collection and is ideal for those looking for one level living or buyers wanting to retire to the coast as it has all year round residency. There is a minimum age restriction of 45 years and the park is pet friendly with dogs and cats allowed. The ground rent is £200.00 per month and is reviewed annually. This lovely and beautifully cared for home comes highly recommended so please call us now to arrange your viewing.

Accommodation

Hallway

Upvc double glazed entrance door, cloaks cupboard, radiator, coved ceiling, laminate flooring and access to the loft space.

Dining Room 10' 6" x 7' 1" (3.20m x 2.16m)

Coved ceiling, radiator, laminate flooring and a front aspect upvc double glazed window. Arched opening to the lounge.

Lounge 21' 8" x 11' 8" (6.60m x 3.55m)

Three upvc double glazed bow windows (dual aspect), two radiators, adams style fire surround with a matching inset and hearth incorporating a pebble effect electric fire.

Fitted Kitchen 10' 6" x 10' 5" (3.20m x 3.17m)

Modern range of wall and base units with cupboards, drawers and wood effect worktops. Coloured one and a half single drainer and unit with a mixer tap. Built in four ring gas hob and a fan assisted electric oven with a splashback and extractor hood over. Integrated fridge freezer, laminate flooring, radiator and a coved ceiling. Opening to the utility room.

Utility Room

Matching range of wall and base units with cupboards, drawers and wood effect worktops. Free standing washing machine, dishwasher and tumble dryer, (which we are advised by the sellers will be included in the sale). Shelving, coved ceiling, upvc double glazed access door and a cupboard housing the Worcester gas combination boiler which was newly fitted in July 2024 and carries a warranty.

Bedroom 1 10' 6" x 9' 6" (3.20m x 2.89m)

Upvc double glazed window, radiator and a coved ceiling. Small screen tv to be included in the sale. Connecting door to a dressing room.

En-Suite 5' 6" x 5' 3" (1.68m x 1.60m)

White low flush wc and a wash hand basin with vanity cupboards below. Shower enclosure with a mixer shower, tiled walls, side aspect upvc double glazed window, chrome effect heated towel radiator and an extractor unit.

Walk in Wardrobe

Shelving, hanging rails, light, coved ceiling and a radiator.

Bedroom 2 10' 7" x 9' 3" (3.22m x 2.82m)

44 Hazelgrove Park

Upvc double glazed bow window, range of fitted wardrobes, coved ceiling, radiator and a small screen tv which will be included in the sale.

Study/Hobby Room/Store Room 7' 6" x 4' 10" (2.28m x 1.47m)

Upvc double glazed window, radiator and a coved ceiling.

Bathroom 7' 6" x 5' 6" (2.28m x 1.68m)

White suite comprising of a low flush wc, wash hand basin with vanity cupboards below and a panel bath with a shower attachment to the bath taps and a glazed screen. Upvc double glazed window, tiled walls, chrome effect heated towel radiator, extractor unit and a tiled floor.

Externally

Parking Bay

A side block paved parking bay leads to a detached concrete sectional garage.

Detached Garage

Electric roller shutter door, side courtesy door and power/electric light.

Gardens

The wrap around low maintenance gardens incorporate a cold water tap, side access gate, storage bunker, patio, screened bin storage area and raised plants.

Notes

We understand from the sellers that the rendering externally was newly painted in 2024.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.