



**38 Ruby Street**

**Saltburn-By-The-Sea, TS12  
1EG**

**£295,000**

**Energy Rating : D**



# 38 Ruby Street

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## Description

This substantial Four Bedroom Mid Terrace Home has been completely renovated to an exceptionally high standard including a professionally converted loft space expanding the beautifully presented accommodation that only truly reveals itself upon inspection. The neutrally decorated accommodation features a rewire, re-plastered walls, a new gas central heating system (gas combi boiler carries a warranty), new UPVC double glazing, new floor coverings and internal doors, a brand new and very smart fitted kitchen, two generously sized reception rooms and a new luxuriously fitted bathroom with a separate shower. Outside there is street parking, a rear courtyard garden, a brick store and a second larger storage building. The location, within this Victorian Spa town, is highly sought after as it's within minutes walk of the town centre, bus and train services, supermarket shopping, individual shops, cafes, bars and restaurants. The beach and pier, Leisure Centre, good schooling, woodland and coastal walks together with the Valley Garden are also within easy reach. This warm and inviting home is a simple chain free sale and definitely merits your time for a viewing so please call now.

## Accommodation

### Hall

Composite entrance door, radiator and an understairs cupboard.

### Living Room 16' 6" x 14' 1" (5.03m x 4.28m)

Front aspect upvc double glazed bay window, radiator and a coved ceiling.

### Dining/Family Room 13' 11" x 11' 1" (4.24m x 3.37m)

Rear aspect upvc double glazed window and radiator.

### Smart New Kitchen 12' 6" x 6' 11" (3.81m x 2.11m)

Range of high quality wall and base units with cupboards, drawers, marble effect worktops and upstands. Built in induction hob and fan assisted electric oven with a glass splash back and a chimney style extractor hood over. Space for a fridge freezer, skirting heater, white single drainer and unit with a mixer tap, upvc double glazed side aspect window and door to the rear courtyard.

## First Floor

### Landing

### Bedroom 1 14' 1" x 10' 2" (4.30m x 3.11m)

Front aspect upvc double glazed window and radiator.

### Bedroom 2 13' 11" x 11' 2" (4.25m x 3.40m)

Rear aspect upvc double glazed window and radiator.

### Bedroom 3 10' 6" x 10' 3" (3.21m x 3.12m)

Front aspect upvc double glazed window and radiator.

### Luxurious Bathroom 12' 5" x 7' 3" (3.78m x 2.22m)

Newly fitted with a white suite comprising of a deep tub bath, low flush wc with a hidden cistern and twin wash hand basins with vanity cupboards below. Full length shower enclosure with a mixer shower and an additional drench shower head. Part tiled walls, extractor unit and a chrome effect heated towel radiator.

## Second Floor

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### **Bedroom 4** 15' 11" x 18' 6" (4.84m x 5.64m)

Sloping roof and exposed beams. Double glazed velux roof windows and power/electric lights.

### **Externally**

### **Rear Courtyard**

Gated and has a brick out building plus an additional out building of a generous size and provides excellent storage facilities.

### **Council Tax Band**

Council tax band:- B

### **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 B.

[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](mailto: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.