



31 Hylton Avenue
Skelton, TS12 2EP

£116,500

Energy Rating : B



31 Hylton Avenue

Description

Not directly overlooked with views over a neighbouring field, this well presented Two Double Bedroom Ground Floor Home is a fine example of apartment living and comes highly recommended. Built by Bellway Homes in 2014, the development is situated on outskirts of the village but within easy reach of the village centre, a bus service, individual shops, post office, schooling, road links, supermarket shopping, Skelton wildlife pond and lovely country walks to the neighbouring coastal town of Saltburn.

Notable features include gas central heating, uPVC double glazing, a lovely open plan living area with a smart fitted kitchen (built-in oven & hob), en-suite master bedroom plus an additional modern white bathroom with an over bath shower.

Outside there is allocated and visitor parking together with communal gardens. With security in mind, the development is floodlit, has an intercom entry system and an internal alarm system.

We understand from the seller there is a £120 per calendar month maintenance charge and a ground rent fee of £165.00 per annum - all fees will be confirmed at the conveyancing stage.

This lovely property is not one to miss and ideal for first time buyers, couples or those needing single storey living so please call us now to arrange your viewing.

Accommodation

Hallway

Composite entrance door, radiator and a built in cupboard. Please note there is a service alarm system installed.

Living Room *11' 2" x 16' 4" (3.40m x 4.97m)*

Two rear aspect upvc double glazed windows, (not directly overlooked), with views of the field beyond. Double radiator. Opens to the fitted kitchen.

Fitted Kitchen *10' 11" x 10' 3" (3.32m x 3.12m)*

Modern range of wall and base units with cupboards, drawers and laminate effect worktops. Built in gas hob and fan assisted electric oven with a chimney style extractor hood over and a coloured splash back. Space for a fridge freezer, inset stainless steel drainer and unit with a mixer tap. Upvc double glazed rear aspect window. Please note that the boiler is a Logic combination boiler and is serviced annually.

Bedroom 1 *10' 10" x 9' 1" (3.30m x 2.77m)*

Upvc double glazed window and radiator.

En-Suite

White low flush wc and a pedestal wash hand basin. Full length shower enclosure with an electric shower. Extractor unit, wall mirror and radiator.

Bedroom 2 *11' 6" x 9' 7" (3.50m x 2.92m)*

Upvc double glazed window and radiator.

Bathroom *7' 4" x 6' 0" (2.23m x 1.83m)*

White three piece suite comprising of a low flush wc, pedestal wash hand basin and a panel bath with a shower attachment to the bath taps. Part tiled walls, radiator and an extractor unit.

Externally

The apartment is situated to the rear of the building.

Parking

Allocated car parking space and visitor parking.

Notes

Fibre optic broadband is connected. With security in mind there is an intercom entry system.

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Council Tax Band

Council tax band:- B

Energy Performance Certificate

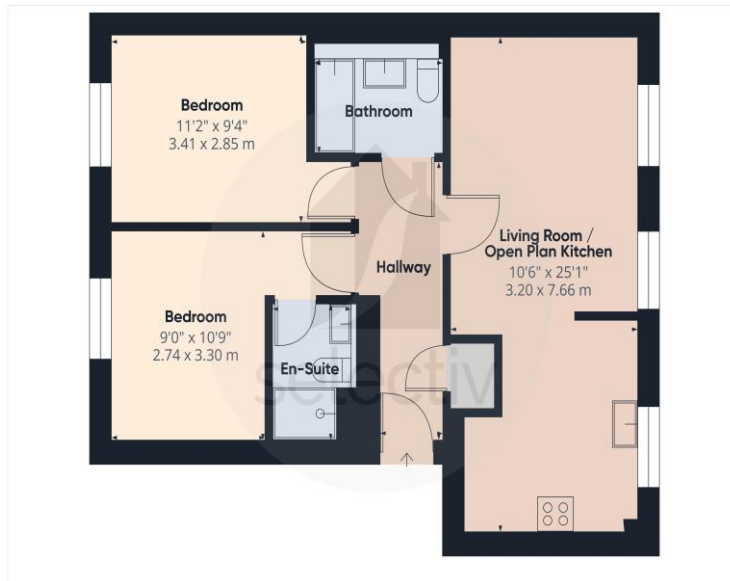
A full Energy Performance Certificate is available upon request.

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 B. 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

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.