

3 Corbydell Road

Saltburn-By-The-Sea,
TS12 1RD

£245,000

Energy Rating : B



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DESCRIPTION

A very smart and stylish Three Bedroom Semi-Detached Home situated within the highly sought after Larkfields development which lies on the outskirts of the Victorian coastal town of Saltburn, an area that attracts a high volume of buyers because of its cafe culture, beach and pier, bus/train services, good schooling, restaurants, pubs, individual shops and supermarket shopping.

The property enjoys lovely views towards farmland and sea from the rear elevation. This new build by Taylor Wimpey was completed in May 2018 so purchasers will have peace of mind there is another four years remaining on the N.H.B.C. warranty. The very well presented accommodation boasts a gas central heating system, uPVC double glazing, new solid oak flooring on the ground floor, a cloakroom/w.c., a very well equipped dining kitchen with a host of appliances and garden access via french doors, an en-suite master bedroom and a modern white internal bathroom which serves the remaining three bedrooms.

Outside there is two car tarmac laid driveway and a rockery garden to the front whilst a gated side entrance gives access to the enclosed rear which has been landscaped and offers a low maintenance option. We anticipate high levels of interest so please call now to arrange your viewing for this lovely modern home which is ideal for couples or young families.

ACCOMMODATION

Hallway

Composite entrance door, built in storage cupboard, radiator, staircase off to the first floor and solid oak flooring.

Lounge 12' 1" x 13' 11" (3.68m x 4.24m)

Oak floor continuing, upvc double glazed front aspect window and a double radiator. Connecting door to an inner lobby:-

Inner Lobby

Walk in storage cupboard. Access door to the cloakroom/wc. Solid wood flooring continuing.

Cloakroom/WC

Low flush wc and a pedestal wash hand basin, radiator, extractor unit and the walls are half tiled. Solid wood flooring continuing.

Dining Kitchen 15' 6" x 9' 4" (4.72m x 2.84m)

Attractive range of wall and base units with cupboards, drawers and laminate effect worktops. Integrated fridge freezer, integrated slimline dishwasher, integrated washing machine and a pull out larder unit. Built in gas hob with a chrome and glass extractor hood over and splash back, built in double fan assisted electric oven, upvc double glazed window and upvc double glazed double opening doors out to the rear garden and a double radiator.

FIRST FLOOR

Landing

Radiator. Access to the boarded and insulated loft space which has power and lights installed.

Bedroom 1 11' 4" x 10' 2" (3.45m x 3.10m)

Built in three door wardrobe. Upvc double glazed window and radiator.

En-Suite

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

Bedroom 2 10' 10" x 8' 8" (3.30m x 2.64m)

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Radiator and views of the sea and farmland in the distance from the upvc double glazed window.

Bedroom 3 10' 6" x 6' 7" (3.20m x 2.01m)

Radiator and a upvc double glazed window with sea and farmland views in the distance.

Bathroom

White suite comprising of a low flush wc, half pedestal wash hand basin and a panel bath. Half tiled walls and an extractor unit.

OUTSIDE

Driveway

Two car tarmac laid driveway.

Gardens

Small established front garden. A side gate gives access to the rear landscaped garden which offers a low maintenance option, it has been decked, stone patio, cold water tap and shed. This is a lovely space to entertain and enjoys views towards local farmland and the sea.

Council Tax Band

Council tax band:- C

Energy Performance Certificate

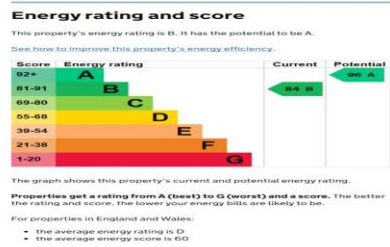
A full Energy Performance Certificate is available upon request.

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.



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.