



**5 Cattersty Way, Brotton, Saltburn-By-The-Sea,  
North Yorkshire, TS12 2UH**

Benefiting from a CORNER PLOT providing a GENEROUS REAR GARDEN and WELL PROPORTIONED family accommodation within an ESTABLISHED DEVELOPMENT.



**Four spacious bedrooms**

**Master bedroom with En-suite**

**Extensive rear garden**

**Conservatory**

**Gas central heating and double glazing**

**Situated within an established development**

**£185,000**

### Entrance hallway

### Cloaks / WC

Low level WC and a wash hand basin. Tiled flooring. Double glazed window to the side aspect.

### Lounge 13' 5" x 16' 9" (4.08m x 5.11m)

Double glazed window to the front aspect. Radiator. TV & telephone point. 'Adam' style fire surround housing an electric fire with a marble effect back and hearth.

### Dining room 9' 1" x 10' 7" (2.77m x 3.22m)

French doors leading to the rear garden. Radiator.

### Kitchen 10' 5" x 8' 11" (3.17m x 2.73m)

Double glazed window to the rear aspect. Radiator. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Built in gas cooker and hob with an extractor unit over. Under stair storage cupboard.

### Utility room 5' 3" x 6' 4" (1.61m x 1.93m)

Double glazed window to the side aspect. Fitted wall and base units incorporating roll top work surfaces. Tiled flooring. Plumbing for an automatic washing machine and dishwasher.

### Conservatory 10' 5" x 10' 9" (3.18m x 3.28m)

Double glazed units to the rear and side aspects. Tiled effect Linoleum flooring.

### First floor landing

### Bedroom one 10' 11" x 10' 10" (3.33m x 3.30m)

Double glazed window to the side aspect. Radiator. TV & telephone points. Built in mirrored wardrobes. Door to en-suite.

### En-suite 5' 11" x 2' 11" (1.80m x 0.89m)

Double glazed window to the side aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a glazed shower cubicle.

### Bedroom three 8' 2" x 10' 7" (2.49m x 3.23m)

Double glazed window to the rear aspect. Radiator. Fitted wardrobes with mirrored doors.

### Bedroom two 9' 6" x 7' 9" (2.89m x 2.35m)

Double glazed window to the front aspect. Radiator.

### Bedroom four 8' 2" x 7' 5" (2.49m x 2.25m)

Double glazed window to the rear aspect. Radiator.

### Bathroom / WC

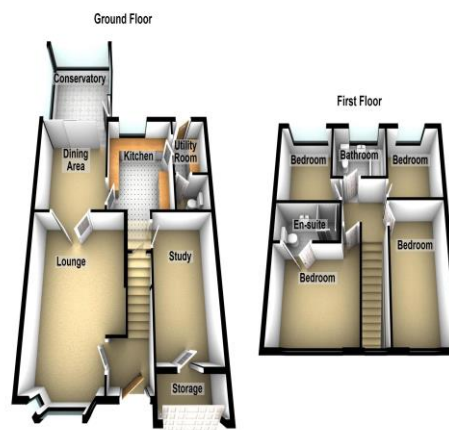
Double glazed window to the rear aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath. Radiator.

### Garage / Study area

The garage has been divided to create a Study area along with a partitioned storage area.

### Externally

The garden to the front of the property has a lawn area and generous block paved drive providing off street parking. The extensive garden to the rear has a patio area and lawn.



#### 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.

#### AGENTS NOTES:

Grimwood Estates 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 or contract.

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 the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.



# Energy Performance Certificate

Cattersty Way, Brotton, SALTBURN-BY-THE-SEA, TS12 2UH

Dwelling type: Detached house Type of assessment: RdSAP, existing dwelling

Date of assessment: 27 November 2015 Date of certificate: 28 November 2015 Total floor area: 94 m<sup>2</sup> [Use this document to:](#)

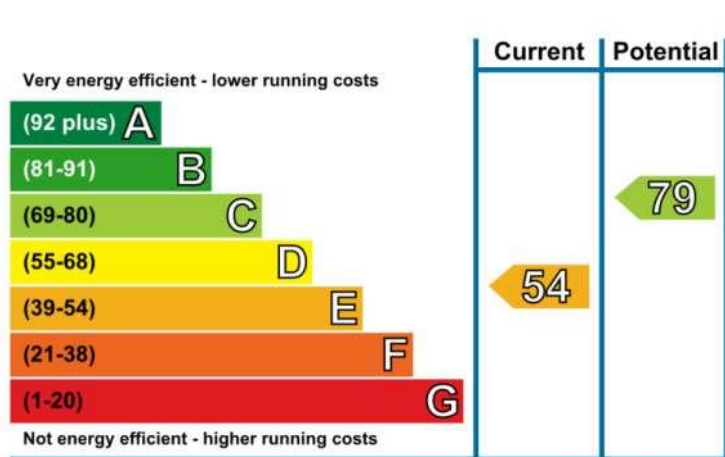
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years: £ 4,005**

**Over 3 years you could save £ 1,365**

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 3,225 over 3 years	£ 2,199 over 3 years	
Hot Water	£ 570 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 4,005</b>	<b>£ 2,640</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal