



- Fabulous two bed semi detached bungalow
- Rural views
- Parking and low maintenance gardens to the front & rear

Meadow Lea, 123, High Street, Hinderwell, Saltburn-By-The-Sea, Cleveland, TS13 5HQ

Guide Price £199,950





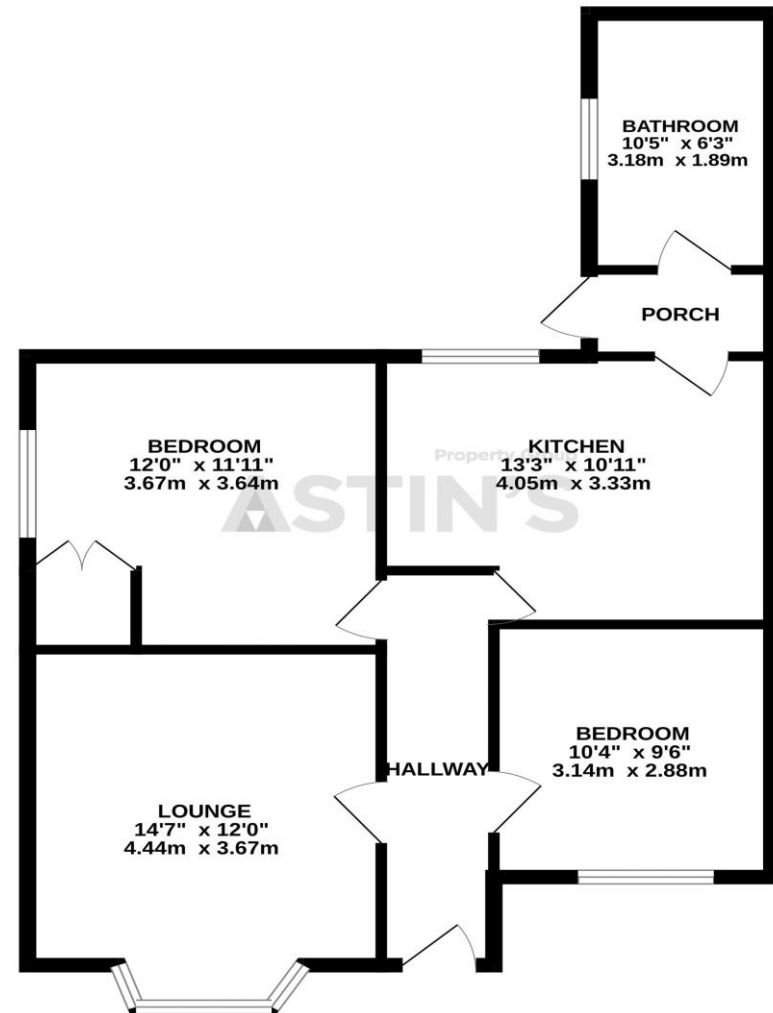
GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.

This fabulous two bed bungalow is ideally located in a small village just on the outskirts of Runswick Bay and Staithes. Offered with no upward chain this bungalow would make an ideal downsize home and would suit a variety of purchaser.

Internally the accommodation comprises of a large lounge with bay window and feature fireplace, good size kitchen /diner with storage and bespoke cabinets including a built in welsh dresser. There is a small porch off this that leads to the large bathroom. There is also an external door leading out to the garden. There are two double bedrooms, one to the rear and one to the front of the house.

Externally there is off road parking, low maintenance garden to the front, to the rear there is a raised decked area and patio overlooking rural green fields to the rear, a proper little suntrap.

There is also the added benefit of a side storage, timber framed shed. A quaint bungalow that is a short walk away to the beach and the heritage coast.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a freehold basis.

SERVICES:

All mains services are connected to the property.

REF: 2295

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy performance certificate (EPC)

123, High Street Hinderwell SALTBURN-BY-THE-SEA TS13 9HQ	Energy rating D	Valid until: 30 May 2030 Certificate number: 0187-2871-6952-2520-6001
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Property type	Semi-detached bungalow
Total floor area	59 square metres

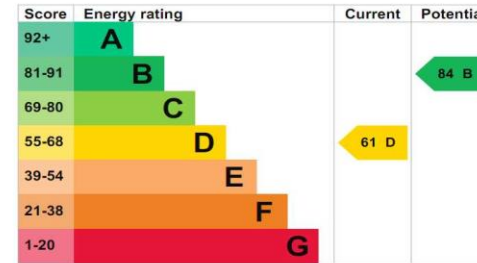
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).

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

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/0187-2871-6952-2520-6001>

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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