

HIGH STREET, LINGDALE, TS12 3DZ



- ▲ Excellent Investment Opportunity
- ▲ Modern & Spacious Living
- ▲ Village Location
- ▲ Close to Amenities
- ▲ Brilliant for North Yorkshire Moors National Park & Surrounding Areas

£100,000

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Available for sale with a tenant in situ or vacant possession. Ideal for a landlord looking for a readymade investment or for a first time buyer. This property is modern throughout and offers large living space with the benefit of a large loft room.

GROUND FLOOR

LOUNGE - 4.02m x 3.54m (13'2" x 11'7")

DINING ROOM - 4.0m x 3.45m (13'1" x 11'4")

KITCHEN - 5.34m x 2.31m (17'6" x 7'7")

FIRST FLOOR

LANDING

BEDROOM ONE - 3.98m x 4.57m (13'1" x 15')

BEDROOM TWO - 3.78m x 2.33m (12'5" x 7'8")

BATHROOM - 3.87m x 2.33m (12'8" x 7'8")

LOFT ROOM

TO VIEW: Tel: 01642 285041
30-32 Station Road, Redcar, TS10 1AG

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EXTERNALLY

PARKING & REAR YARD

Externally the front of the property benefits from on street parking and to the rear there is an enclosed yard.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

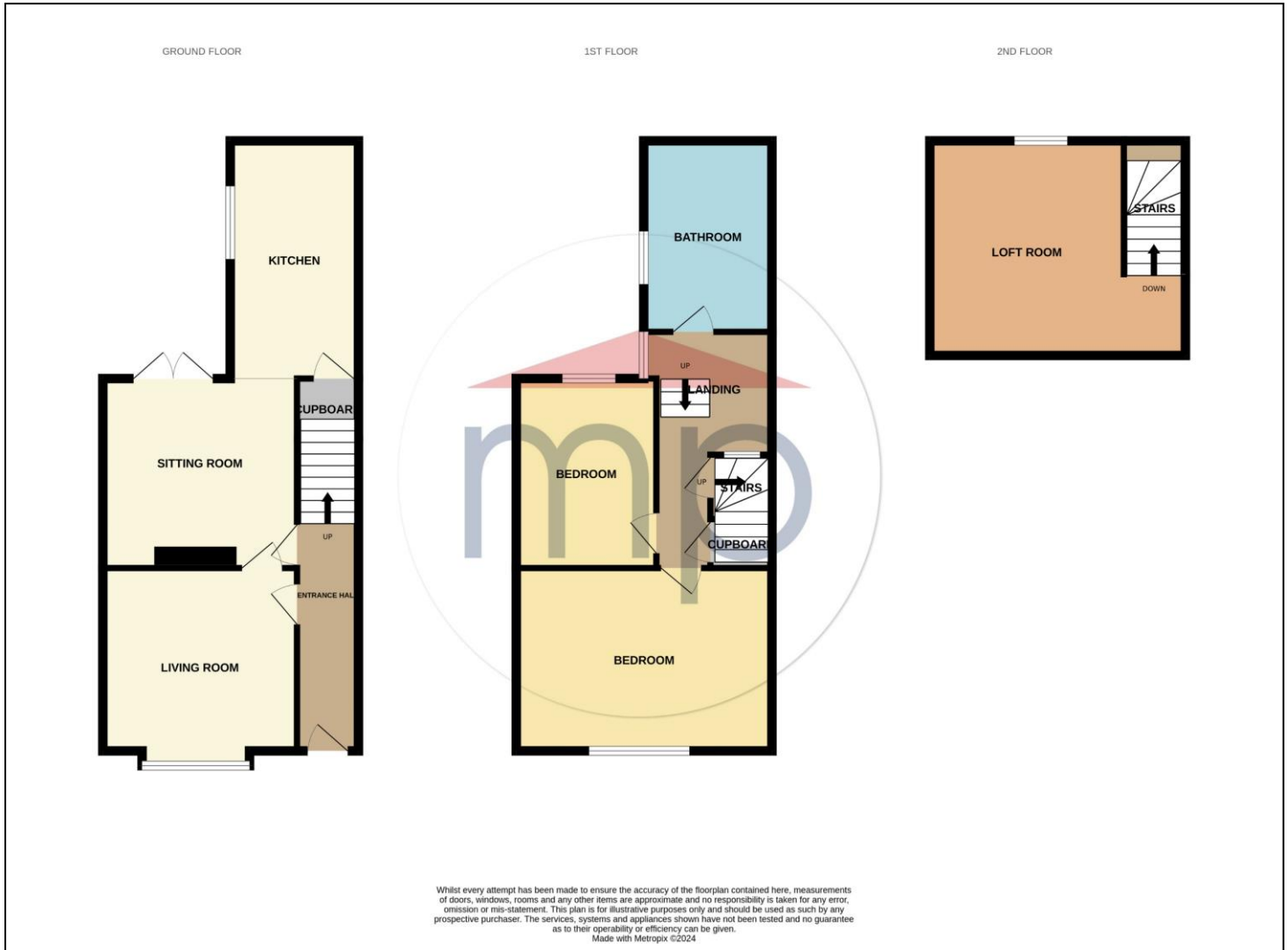
AGENTS REF: - EE/LS/NUN230280/04042024

Council Tax Band: A **Tenure:** Freehold

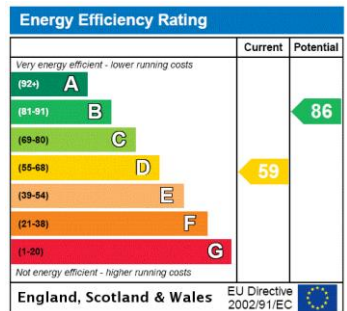
TO VIEW: Contact our Redcar office on

Tel: 01642 285041





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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