



**The Forge
Brotton
Saltburn-by-the-Sea
North Yorkshire
TS12**

Offers in Excess of £225,000

bettermove

The Forge

Saltburn-by-the-Sea

Bettermove are proud to present this 4 bedroom detached house in Brotton, available with no forward chain.

This property is currently tenanted and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

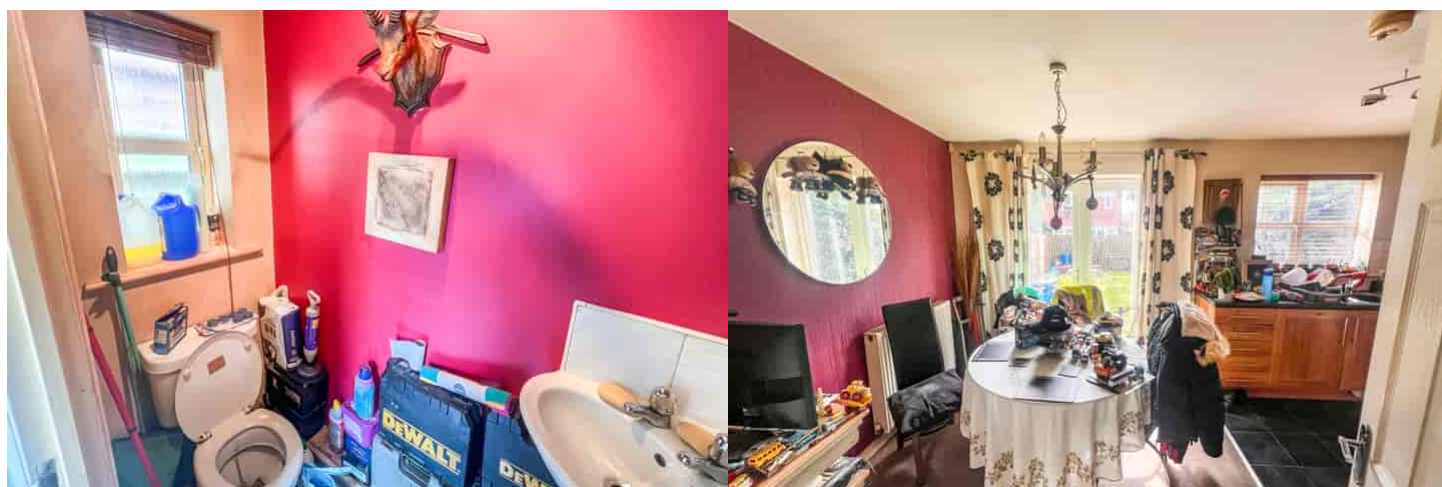
This property benefits from double glazing and gas central heating throughout, with off road parking available via the the driveway.

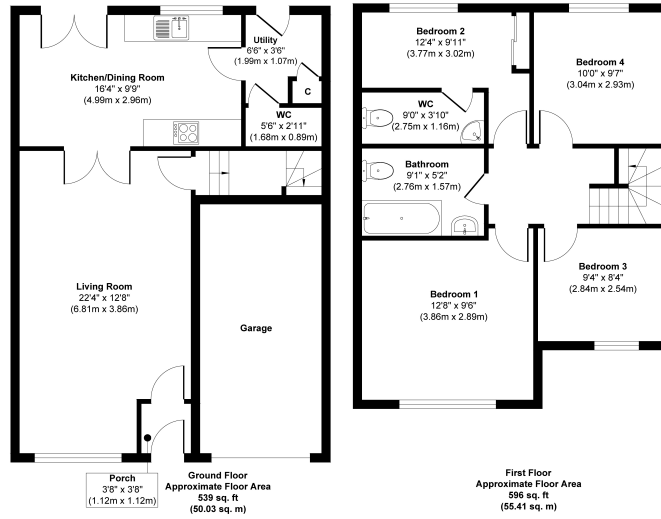
The council tax band is D.

The interior of this well presented property comprises a spacious living room, fitted kitchen/dining room, with attached utility and WC on the ground floor. The first floor consists of four good sized bedrooms, a family bathroom and an additional WC attached to the second bedroom. The exterior boasts an integral garage, a small lawned area to the front of the proeprty, and a private rear garden, mainly laid to lawn, perfect for enjoying the summer months.

Located in the village of Brotton, Saltburn-by-the-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a short distance to the seafront. Excellent transport links can be found from Saltburn Railway Station, a variety of local bus routes, and quick access to the A171.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Approx. Gross Internal Floor Area 1135 sq. ft / 105.44 sq. m (Excluding Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk