16 Huntcliffe Drive, Brotton

£450,000

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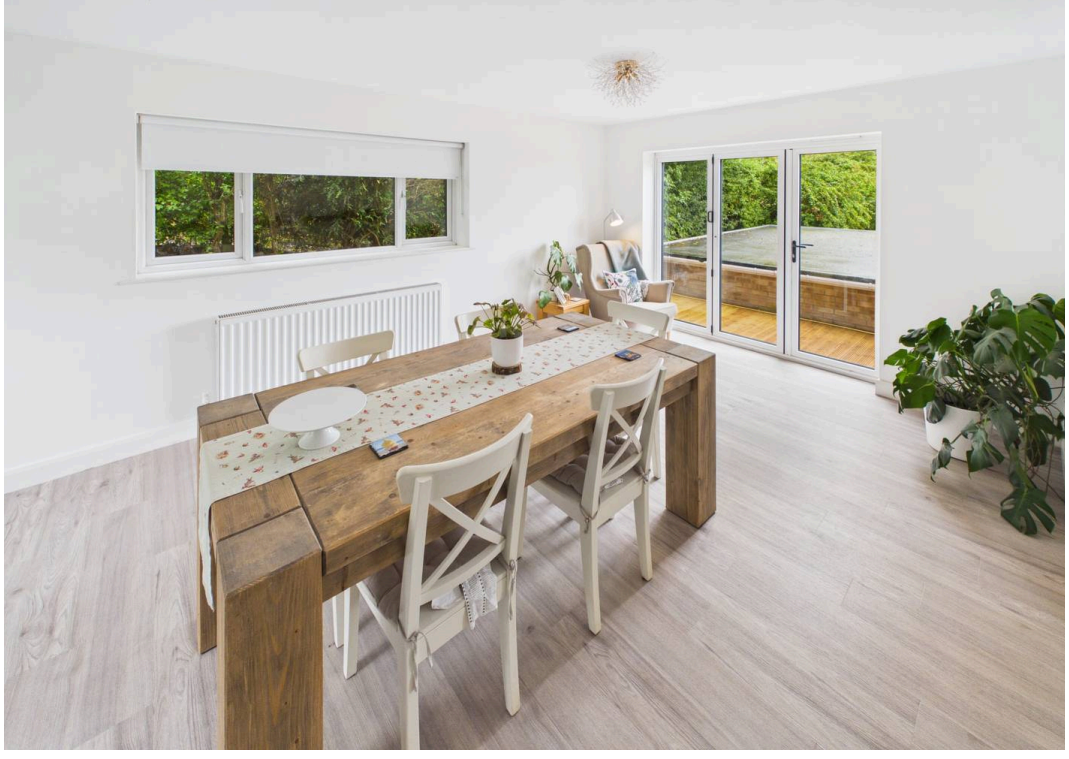
16 Huntcliffe Drive

Brotton, Saltburn-By-The-Sea

Uniquely positioned in a highly sought-after residential setting between Brotton and Saltburn, this impressive three-bedroom detached home enjoys an enviable elevated position with uninterrupted panoramic views across the Cleveland coastline.

- Three-bedroom detached home
- Highly sought-after residential location between Brotton and Saltburn
- Uninterrupted panoramic views across the Cleveland coastline
- Wraparound balcony designed to maximise the stunning coastal outlook
- Large kitchen/diner with bi-folding doors opening onto the balcony
- Three good-sized bedrooms
- Master bedroom with en-suite shower room
- Family bathroom & Ground-floor shower room
- Large double garage & Generous private driveway
- Large rear garden with no overlooking properties
- Excellent indoor/outdoor entertaining space
- Rare combination of privacy, space and exceptional coastal views



Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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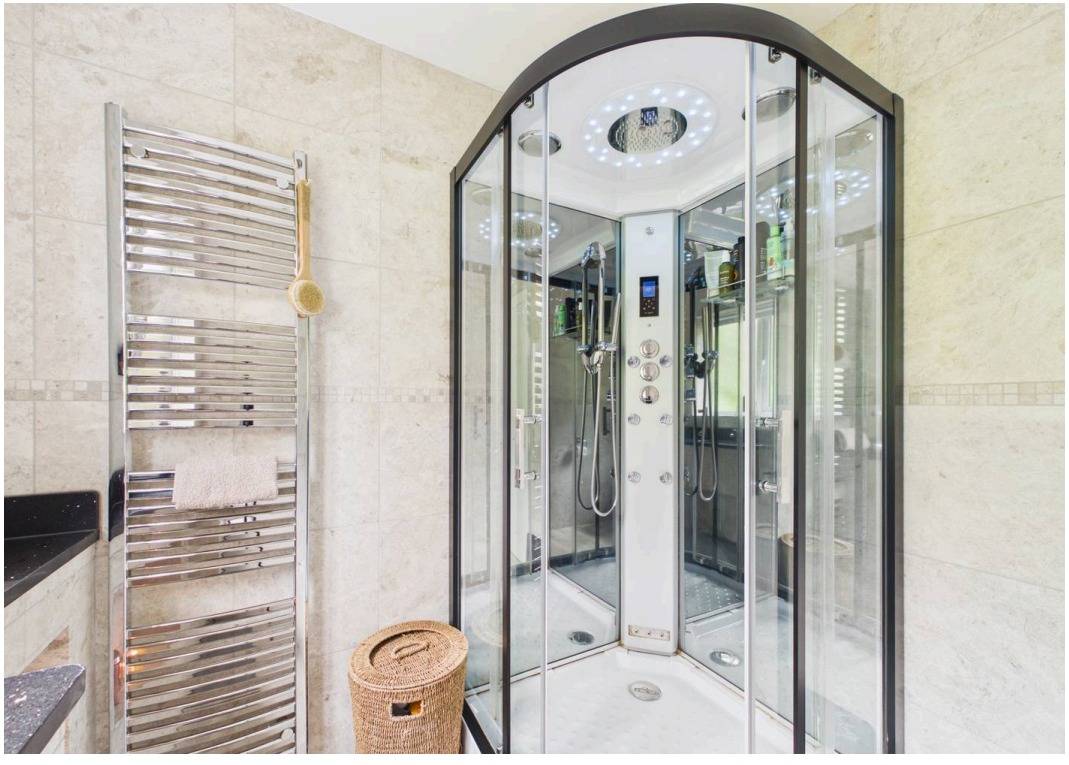
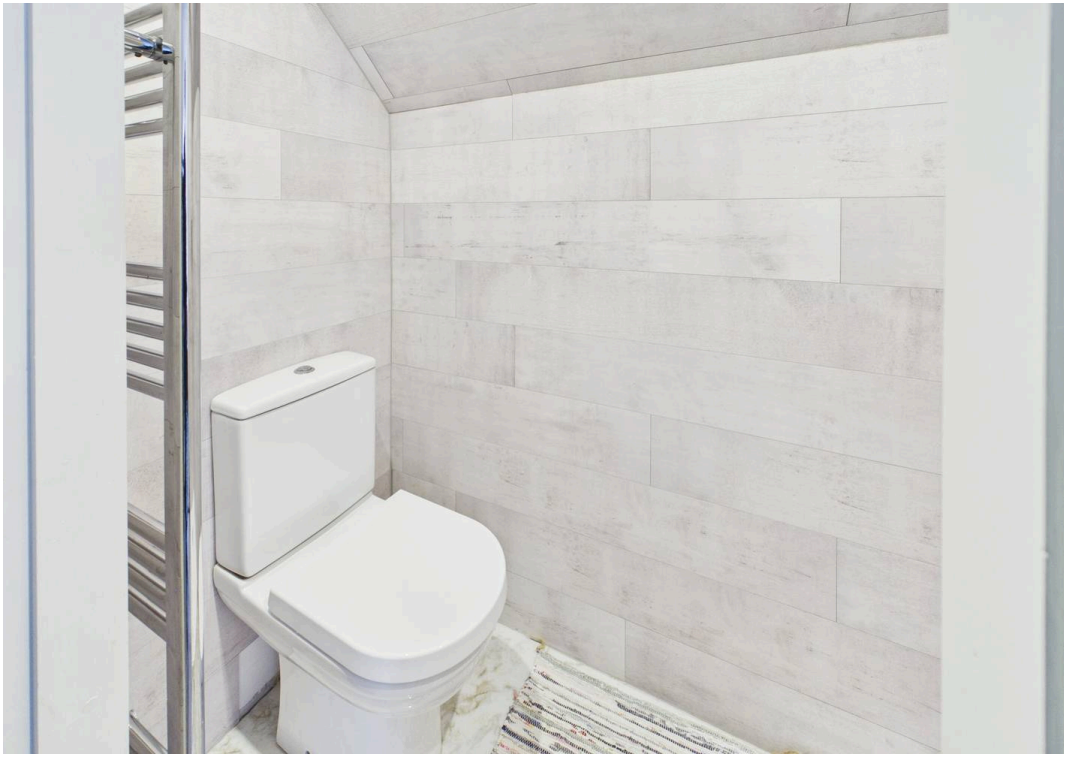
Mains Utilities Gas Central Heating Mains Sewerage No Known Flooding Risk No Known Legal Obligations Standard Broadband & Mobile Signal

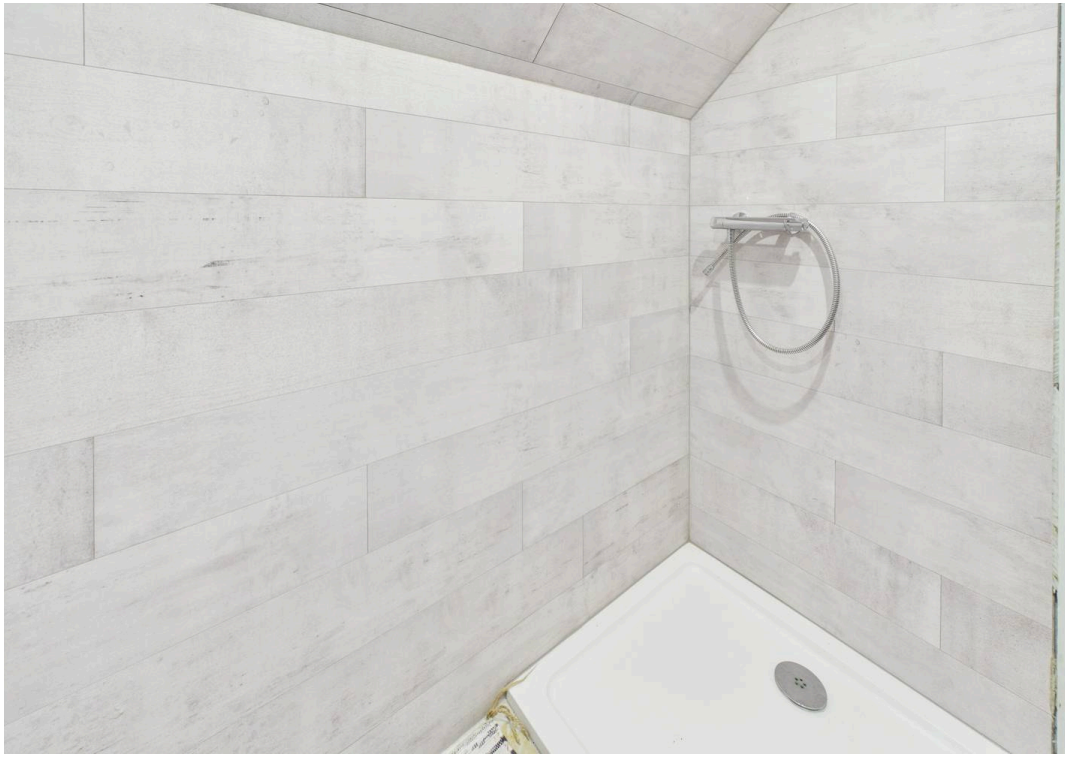
Council Tax Band: D

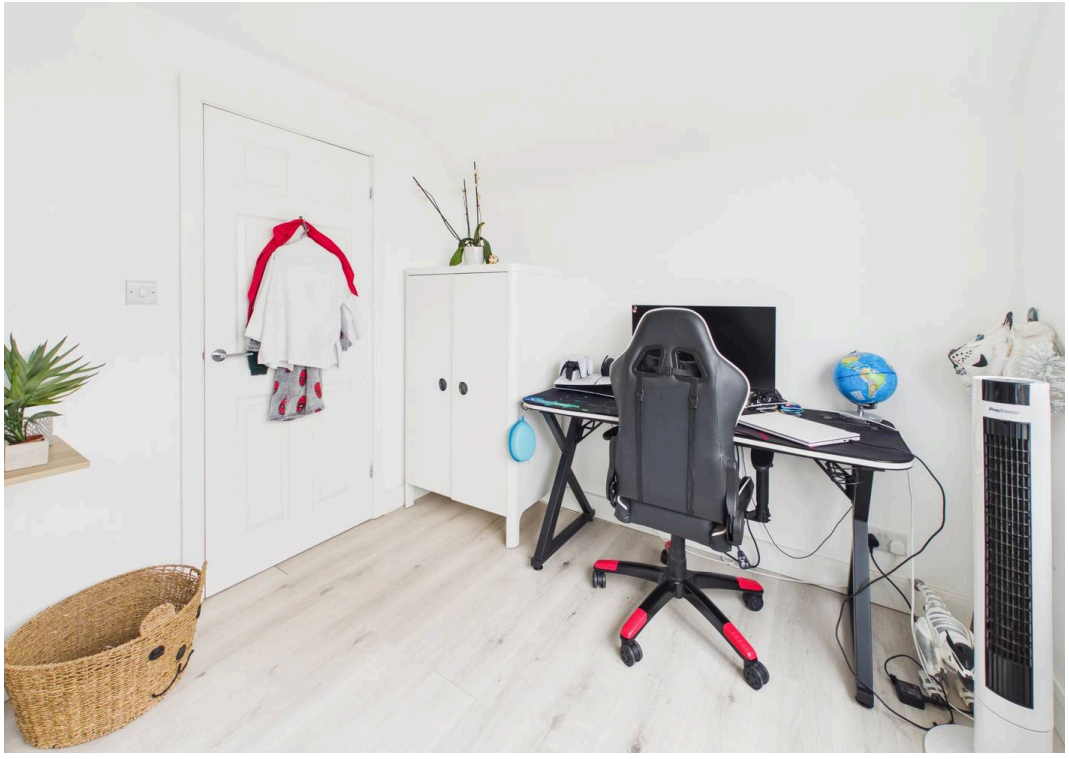
Tenure: Freehold

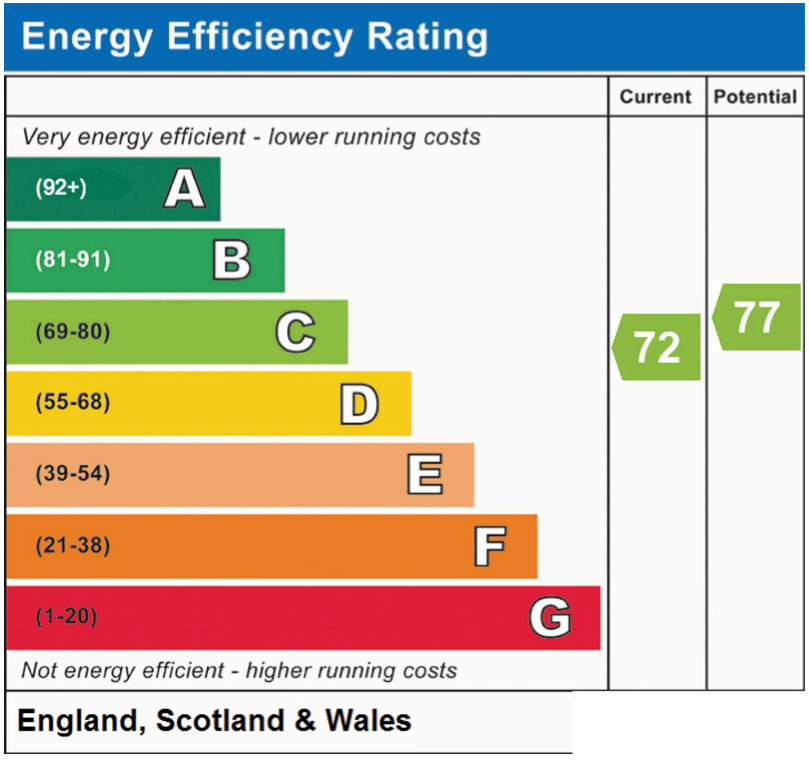
AGENTS REF:
JS/AF/EST260390/24082026





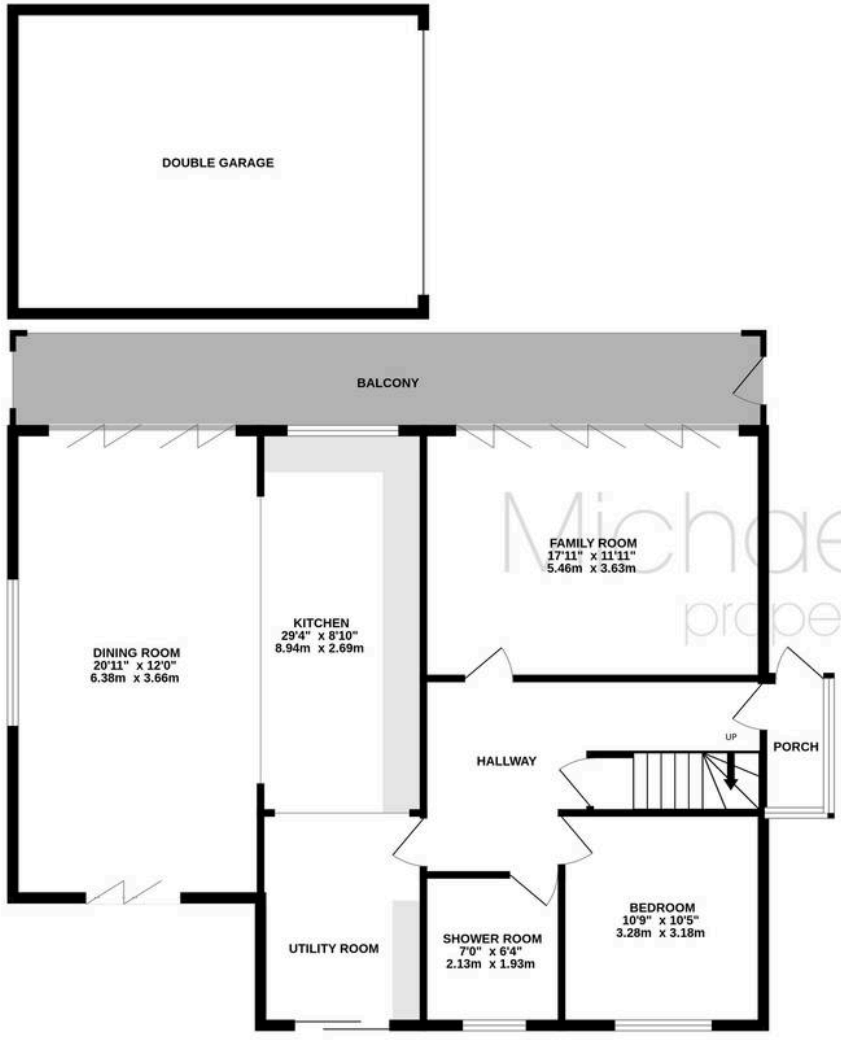


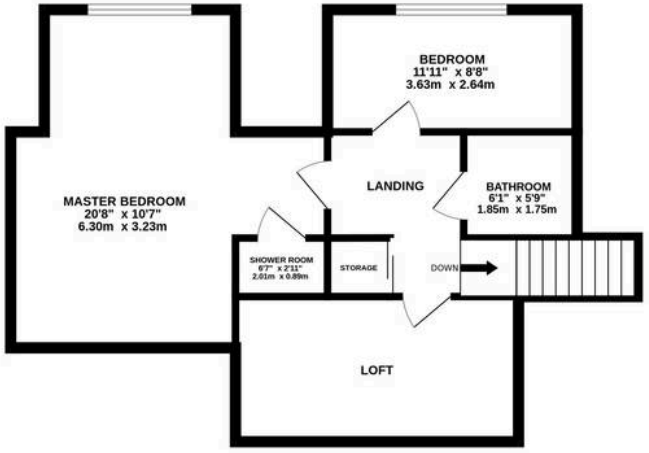



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
77
England, Scotland & Wales

GROUND FLOOR
1496 sq.ft. (139.0 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.





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TOTAL FLOOR AREA : 2050 sq.ft. (190.5 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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