



**Ruskin Avenue
Saltburn-by-the-Sea
North Yorkshire
TS12 1QB**

Offers in Excess of £510,000

bettermove

Ruskin Avenue

Saltburn-by-the-Sea

Bettermove are proud to present this detached property situated on the sought-after Ruskin Avenue in the coastal town of Saltburn-by-the-Sea, this substantial property offers outstanding potential for investors. With approximately 2,716 sq ft of internal space, the layout includes a six-bedroom main house, a self-contained one-bedroom flat, and an integral garage — ideal for conversion into a high-yielding HMO or multi-unit Buy-to-Let investment.

The main house is well-suited for shared accommodation, featuring six generously sized bedrooms spread over two floors, multiple bathrooms, a large communal living area, and a spacious kitchen. The self-contained flat, with its own entrance, includes a double bedroom, kitchen, bathroom, and lounge — perfect for separate rental income, a live-in landlord, or short-term letting. Externally, the property benefits from well maintained gardens, perfect for enjoying the summer months.

Located within walking distance of Saltburn train station, the property offers direct rail links to Middlesbrough and Darlington, with easy road access to the A174 and A19. This excellent connectivity makes it attractive to professionals, students, and tourists alike. With minimal reconfiguration, this property could operate as a 7–8 bed licensed HMO or multi-unit rental, offering strong rental yields in a high-demand area.

Saltburn's vibrant town centre, beach, and growing popularity add further appeal. Rarely do properties of this size, flexibility, and location come to market — early viewing is strongly recommended to appreciate its full potential. This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ruskin Avenue, Saltburn-by-the-Sea

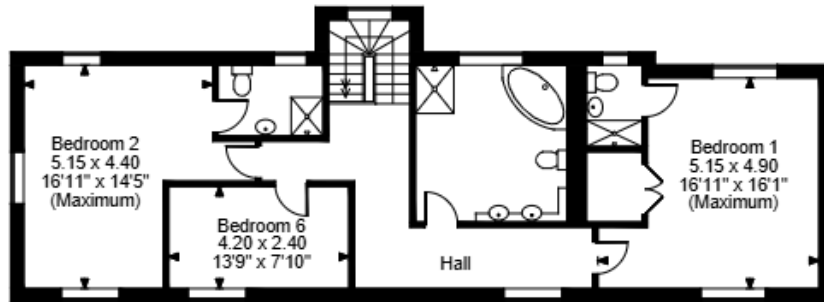
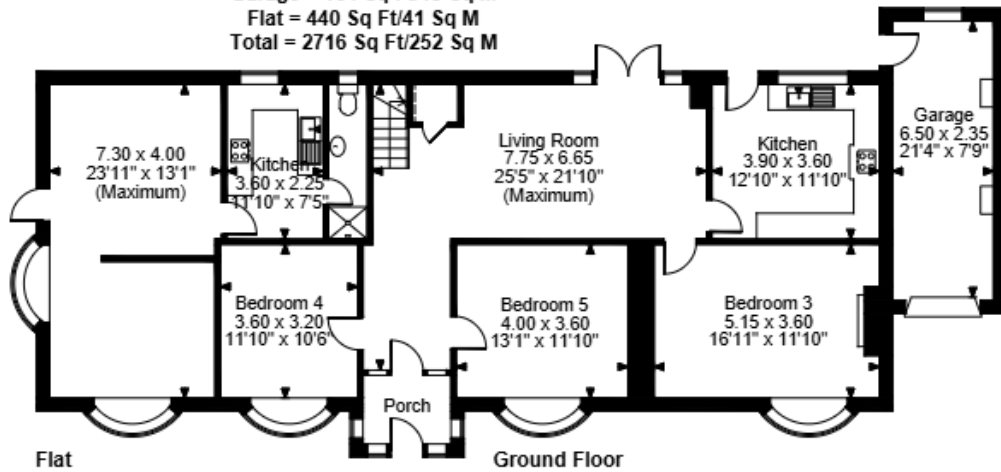
Approximate Gross Internal Area

Main House = 2112 Sq Ft/196 Sq M

Garage = 164 Sq Ft/15 Sq M

Flat = 440 Sq Ft/41 Sq M

Total = 2716 Sq Ft/252 Sq M

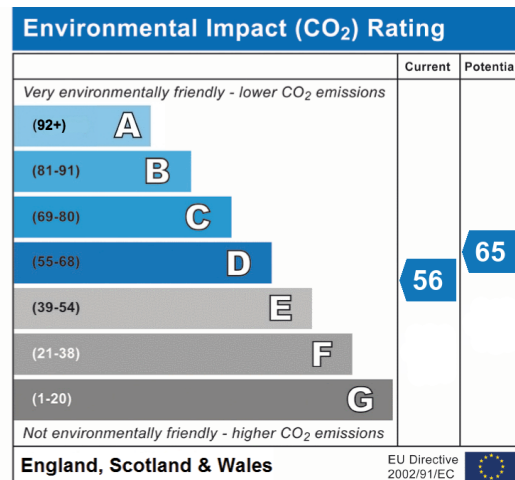
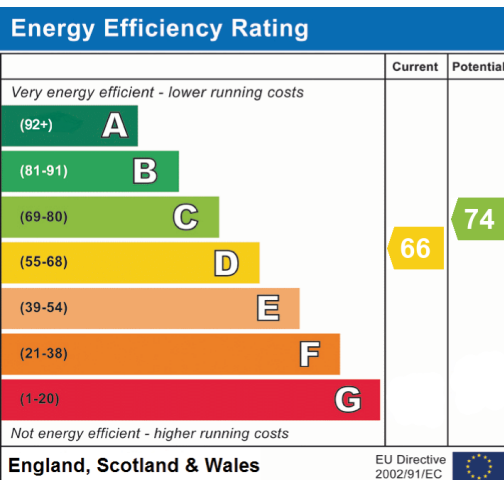


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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