



Inglebys

Estate Agents



64 High Street

Loftus, TS13 4HG

Offers Over £130,000



A beautifully presented two-bedroom, mid-terraced stone cottage close to the historical market place of Loftus. Immaculately presented throughout and currently used as a second home by the current owners, you will not be disappointed with the internal finish on this property!

Close to all local amenities including local bus routes to neighbouring towns and villages, three primary schools, shops and much more.

Some of the key features of the property are: revealed ceiling beams, exposed sandstone internal walls to the dining area and bedroom, rear enclosed courtyard, double bedrooms and well finished kitchen and bathroom. The property is located within a conservation area protecting the deep history that lies within this property, although it does benefit from gas central heating via combi boiler and double glazed units to the rear of the property, as well as parking availability to the rear.



Property briefly comprises: Entrance vestibule with glazed blocks, onto an open plan lounge/dining area with exposed sandstone walls and ceiling beams, step down into a well presented kitchen which offers that cottage feel looking out onto the rear courtyard. Upstairs there is a well presented bathroom and two double bedrooms.

Tenure: Freehold

Council Tax: A

EPC Rating: D

Vestibule 4'5" x 3'10" (1.35m x 1.19m)

Wood effect laminated flooring which continues onto the lounge/dining area, glass block wall to lounge with doorway and single radiator.

Lounge/Dining Area 18'5" x 15'5" (5.63m x 4.70m)

A really well proportioned lounge/dining area with Georgian style bow window to the front aspect and uPVC window to the rear overlooking the courtyard, wood effect laminated flooring continues from vestibule throughout the room, feature fire place to the lounge area with radiator to lounge and dining, beams to the ceiling providing that 'cottage' type feel, exposed sandstone feature wall to the dining area.

Kitchen 11'1" x 8'3" (3.40m x 2.52m)

A beautifully presented kitchen with a range of wall and base units finished with shaker style doors, wood effect worktops with matching upstands, stainless steel sink/drainer with chrome mixer, plumbing for washing machine, NEFF induction hob with NEFF electric oven underneath, a tiled floor and radiator with uPVC window to the rear overlooking the courtyard and double glazed door providing access to rear courtyard. There are two steps down to the kitchen from the dining area.

First floor landing

With carpet to the staircase, there is laminated flooring to the landing area with single radiator.

Bedroom One 15'5" x 11'10" (4.70m x 3.62m)

A generously sized double bedroom with wood effect laminated flooring, built in cupboard above the staircase, window to the front aspect and double radiator.

Bedroom Two 11'1" x 8'3" (3.40m x 2.52m)

A deceptively spacious second bedroom, currently furnished with two single beds and room between, wood effect laminated flooring, double radiator and window to the rear aspect. There are steps down to the bedroom.

Shower Room 9'9" x 6'3" (2.98m x 1.91m)

Tile effect vinyl flooring, there is a three piece suite comprising of toilet, hand basin with vanity unit below, a shower enclosure with mixer shower, there is an airing cupboard for storage, tiling to walls, heated towel rail, extractor fan and uPVC window to the rear aspect.

External

Front.

A cottage style enclosed garden to the front with mature shrubs and plants.

Rear.

An enclosed rear sun trap of a courtyard, which also benefits from outbuilding with electrics for tumble dryer, there is also gated access to the rear of the property for parking.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

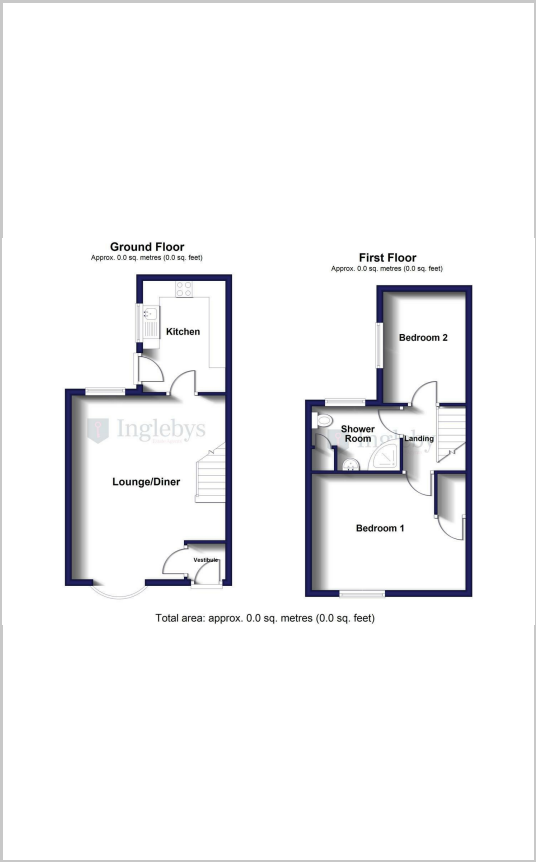
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Area Map



Floor Plans



Energy Efficiency Graph

