



5 Springhead Terrace

Loftus, TS13 4JZ

£119,950



Recently refurbished to an exceptionally high standard throughout we have this two, double bedroomed cottage located within close proximity of Loftus' Historic Market Place. With views over fields and a wood burning stove to the lounge, gas central heating, new kitchen, bathroom whilst also benefiting from rear courtyard and cottage garden this property offers exceptional value for money.

Loftus is seeing a real renaissance with huge investment to its High Street, the local amenities include convenience stores, three primary schools, pubs, eateries, local bus routes to neighbouring towns and seaside villages, clifftop walks as well as woodland walks to be enjoyed.

Loftus is centrally located for access for the North York Moors National Park and beaches, as well as only being a short drive to Saltburn's rail links.

Early viewing would be highly recommended!



Tenure Details: Freehold

Council Tax Band: A

EPC Rating: D

Entrance Hallway

Lounge 12'0" x 11'3" (3.68m x 3.43m)

Providing a real cosy feel, the lounge has wood effect laminated flooring with wood burning stove set in a sandstone chimney breast and tiled hearth, uPVC window to the front aspect provides ample natural light to the room, under-stairs storage cupboard and double radiator. Doorway providing access to the kitchen/diner.

Kitchen 14'6" x 8'8" (4.44m x 2.65m)

A very recently fitted kitchen with sage coloured shaker style wall, base and drawer units, solid woodblock worktops and tiles splashbacks, stainless steel sink/drainer and chrome mixer tap, uPVC window to the rear aspect, stainless steel gas hob with matching stainless steel hood above, electric oven, integrated dishwasher and fridge. wood effect laminated flooring, double radiator to the dining area.

Utility

To the rear of the kitchen is a rear lobby with uPVC door to the rear yard, on from this is the utility room providing added 'pantry' storage with uPVC window to the rear aspect.

Downstairs WC

Located off the rear lobby with white toilet and basin.

First Floor

Landing with loft hatch to boarded loft, accessed via pull down ladder

Bedroom One 12'2" x 10'3" (3.73m x 3.13m)

Presented to an excellent standard, and surprisingly well proportioned is the principal bedroom, located to the front of the property with views over fields, carpet to the floor, built in wardrobe with mirrored sliding doors and double radiator.

Bedroom Two 10'7" x 7'9" (3.24m x 2.38m)

Another well proportioned double bedroom, this time to the rear aspect, finished very well with carpet to the floor, uPVC window to the rear aspect and double radiator.

Bathroom 8'3" x 6'5" (2.52m x 1.98m)

Beautifully presented with tile effect vinyl flooring, double walk in shower enclosure with mixer shower, white toilet and basin in a Sage green vanity unit, chrome heated towel rail, cladded ceiling with downlights and uPVC window to the rear aspect.

Externally

Front.

Small low maintenance front garden with established borders

Rear.

A small enclosed yard immediately to the rear with steps leading to the rear street and onto the cottage garden. The garden area is well established with bushes and shrubs along with a decked patio area set among a woodland feel.

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.

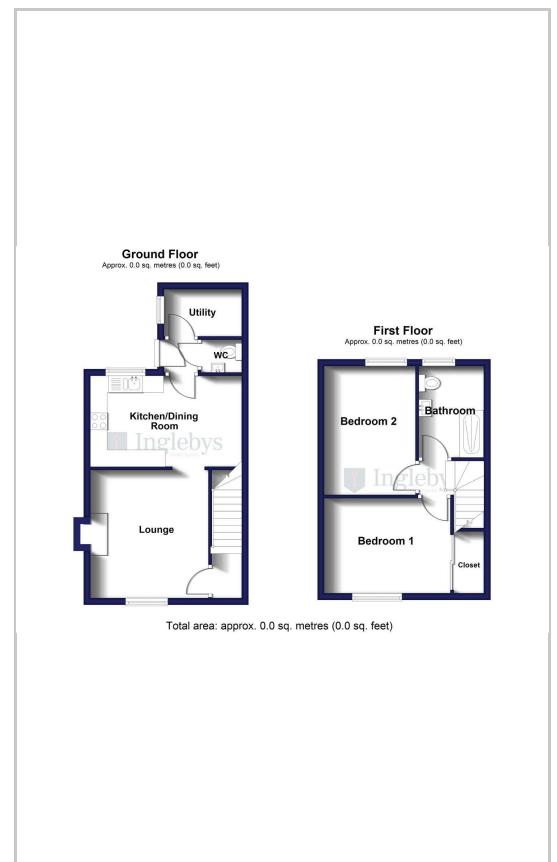
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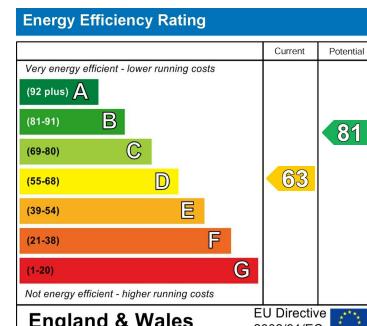
Area Map



Floor Plans



Energy Efficiency Graph



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