



# Inglebys

Estate Agents



## 12 Seymour Hill Terrace

Loftus, TS13 4HX

**£130,000**



Situated in a peaceful location, a beautifully presented 3-bedroom furnished terraced residence. Boasting 2 reception rooms & enclosed rear yard, early viewing is essential.



Council Tax: Redcar & Cleveland Borough Council. Band to be confirmed.

EPC Rating: D-Rating.

Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

Entrance Hall

UPVC double glazed door to the front aspect. Radiator. Stairs leading to the first floor.

Living Room 12'9" x 11'8" (3.91m x 3.57m)

UPVC double glazed bay window to the front aspect. Radiator. Electric stove-effect fire. Coving. Laminate flooring.

Dining Room 13'3" x 9'10" (4.06m x 3.00m)

UPVC double glazed window to the rear aspect. Laminate flooring. Radiator.

Kitchen 16'2" x 6'2" (4.94m x 1.90m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Freestanding electric cooker. Fridge / freezer. Tiled splash-backs. Wall-mounted combi-boiler. 2x UPVC double glazed windows to the side aspect. Radiator. UPVC double glazed door to the yard.

First Floor

Landing

Carpeted.

Bedroom One 12'0" x 9'6" (3.66m x 2.92m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bedroom Two 11'1" x 9'11" (3.40m x 3.04m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Bedroom Three 8'5" x 6'11" (2.58m x 2.13m)

UPVC double glazed window to the front aspect. Carpeted. Radiator.

Shower Room 15'10" x 6'2" (4.84m x 1.90m)

Walk-in double shower cubicle. Low-level W/C. Hand basin. Chrome heated towel rail. UPVC double glazed frosted window to the side aspect. Radiator.

External

Front Elevation

Steps leading up to the property. Patio area with decorative gravel.

Rear Elevation

Enclosed yard with gated access to the alley.

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.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

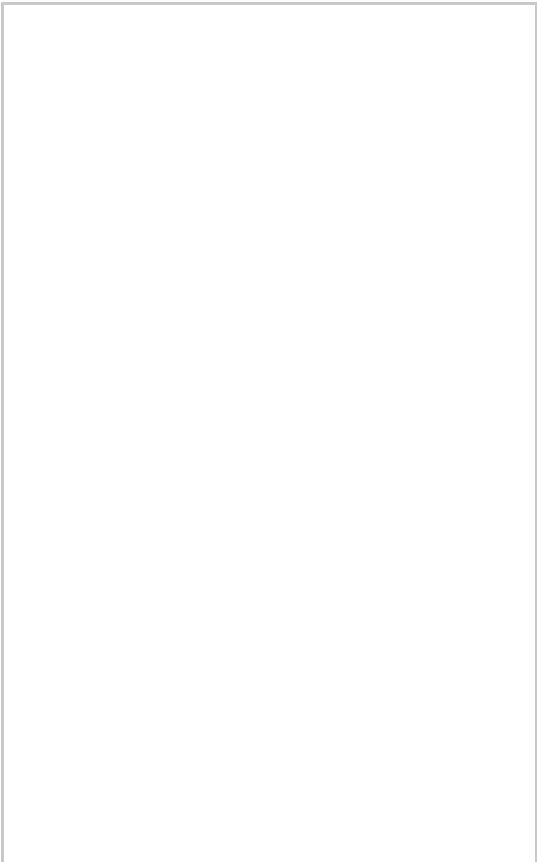
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Floor Plans



Energy Efficiency Graph

