



# Inglebys

Estate Agents



## 5 Whitby Road

Loftus, TS13 4LQ

**£149,950**



Located at Whitby Road in Loftus is this delightful three-bedroom terraced house with additional land to the rear and three garages.

Recently & tastefully upgraded throughout including new bathroom and kitchen suites, re-plastering, new windows and a new heating system. The stunning kitchen and bathroom suites are a true highlight, featuring contemporary fixtures and fittings.

The extra loft room presents a versatile space that can be used as a study, playroom, or even a guest bedroom, catering to your individual needs, although unfinished at present, the provision has been made for water and waste.

Outside, you will find three garages and a shed, providing plenty of storage options and parking solutions and further beyond is the a separate piece of land, currently planted with woodland trees.



Deceptively spacious, and beautifully presented throughout, the accommodation is set over three generous floors. The current owners have thoughtfully and sympathetically restored this property in recent years, with no expense spared, and now offer it for sale at an extremely competitive price. Whilst providing a stylish, comfortable and modern family home, many of the original features have been retained, giving the property a bespoke feel as soon as you step through the door. The renovation includes new windows and doors throughout, full re-wire, new boiler and heat source pump fitted April 2022, the walls have been re-plastered walls, and all floor coverings replaced, available with no onward chain, this really is 'turn-key' ready.

The addition of 3x garages and ample parking to the rear, along with a storage shed with a woodland plot, mean there is little available on the open market offering such excellent value for money. This stunning property simply must be viewed to be fully appreciated.

Tenure Details: Freehold.

Council Tax Band: Band B.

EPC Rating: D-Rating.

Property Details:

**Cellar**  
Power & light.

**Ground Floor**

**Hallway**  
Carpeted. Radiator. Stairs leading to the first floor. Storage cupboard.

**Living Room 15'9" x 13'0" (4.82m x 3.98m)**  
Carpeted. Coving. log burning stove inset to chimney breast, window to the front aspect, radiator

**Open Plan Family Kitchen 13'1" x 15'10" (4.01m x 4.84m)**  
The highlight of the home is this fantastic family hub with a traditional farmhouse feel, a large bespoke Pine dresser occupies one end of the space with range of wooden base units along another wall housing a Belfast sink inset into wooden block worktops. Aga range is inset into the chimney breast, with a free standing gas range also available. There is ample space for a centre island to be added if required  
Bi-folding doors lead to the rear courtyard

**Dining Area 11'2" x 8'1" (3.41m x 2.47m)**  
Bi-folding doors lead to the rear courtyard, and access through to utility and cloakroom

**Utility Room 5'5" x 5'1" (1.67m x 1.57m)**  
uPVC double glazed window to the rear aspect, wooden block worktop with double ceramic sink and mixer tap, plumbing for a washing machine, and space for a dryere if required

**Ground-Floor W/C**  
Low-level W/C, and wash hand basin, inset into a vanity unit. uPVC window to the rear aspect

**First Floor**

**Landing**  
Storage cupboard.  
Window to the rear aspect.  
Radiator.

**Bedroom One 15'3" x 10'0" (4.65m x 3.05m)**  
Carpeted.  
Fitted sliding mirrored wardrobes.  
Hardwood double glazed window to the front aspect.  
Radiator.

**Bedroom Two 11'2" x 6'7" (3.42m x 2.02m)**  
Double glazed window to the front aspect.  
Carpeted.  
Radiator.

**Bedroom Three 9'11" x 9'10" (3.04m x 3.01m)**  
Double glazed window to the rear aspect.  
Carpeted.  
Radiator.

**Bathroom 10'0" x 6'7" (3.06m x 2.01m)**  
A recently installed bathroom suite comprising of a low level WC, a walk-in double shower, a hand basin inset into a vanity unit and a freestanding copper slipper bath with gold fittings.  
Tiled splashbacks.  
Smart mirror.  
Tiled flooring.

**Second Floor**

**Loft Room 14'10" x 13'1" (4.53m x 4.01m)**  
Velux window to rear aspect.  
Eaves storage.  
Plumbed for water and waste if en-suite facilities are required

**Externally**

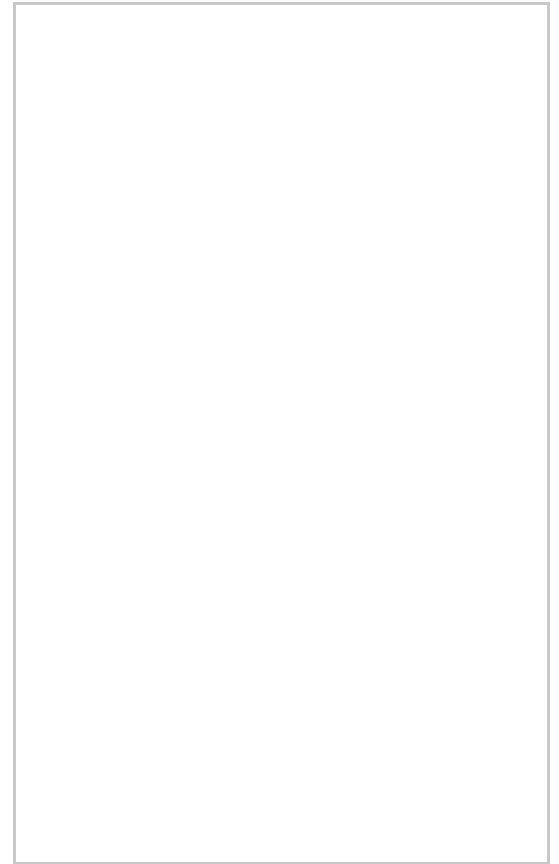
**Rear Courtyard**  
Elevated courtyard with access to the rear of the property, giving access to the three garages, woodshed, woodland plot, and heated outdoor shower.

**Garages**  
A block of three garages sit across the rear street, offering valuable parking for any vehicles, or huge potential for storage space or development

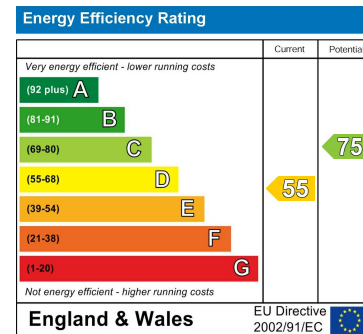
## Area Map



## Floor Plans



## Energy Efficiency Graph



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