



# Inglebys

Estate Agents



## 2 Church Row

Loftus, TS13 4JS

**£425 Per Calendar Month**



Welcome to this charming sandstone cottage nestled in the heart of Church Row, Loftus. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom and one bathroom, this cottage is ideal for a single person or a couple looking for a peaceful retreat.



Located just a stone's throw away from Loftus' historic market place, this cottage offers the convenience of being close to amenities while still providing a tranquil living environment. Situated in a gated and very private community, you can enjoy the peace and quiet of this secluded setting.

Properties like this one are rarely available to rent, making it a unique opportunity for those seeking a special place to call home. Don't miss out on the chance to experience the charm and character of this lovely cottage in the heart of Loftus. Contact us today to arrange a viewing and make this hidden gem your own.

Council Tax Band: Band-A.

EPC Rating: Awaiting New Certificate.

**Open-Plan Living Room & Kitchen 16'9" x 10'9" (5.11m x 3.29m)**

Open plan kitchen & living room. UPVC double glazed window to the front aspect with open views. UPVC door to the front. A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink. Under stairs cupboard with plumbing for washing machine. Electric point for freestanding electric cooker. Extractor hood. Carpeted. Electric radiator. Stairs to the first floor.

**First Floor**

**Landing**

Carpeted.

**Bedroom 10'4" x 9'9" (3.15m x 2.99m)**

UPVC double glazed window to the front aspect with open country views. Carpeted. Electric radiator. Storage cupboard housing water tank.

**Bathroom 6'9" x 5'5" (2.07m x 1.67m)**

Panel bath. Pedestal hand basin. Low-level W/C. Recessed UPVC double glazed windows to the rear aspect. Vinyl flooring. Extractor fan.

**External**

Communal pathway leading to the main street.

**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.

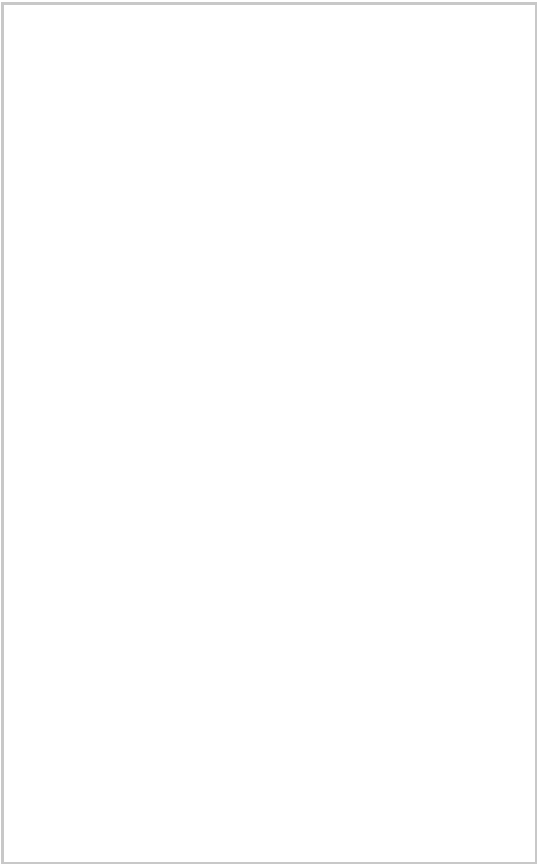
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

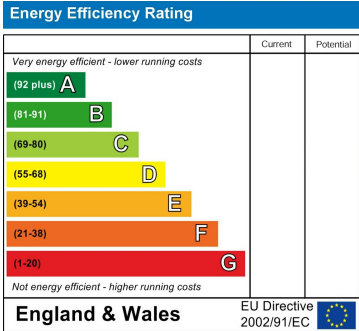
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.