



Inglebys

Estate Agents



The Old Cottage Rear of 3-4 High Street

Loftus, TS13 4HW

Offers In Excess Of £170,000



Offered for sale we have The Old Cottage located behind the High Street in Loftus, a spacious, three bedroom detached property in the heart of the town close to all local amenities and meticulously looked after by the current owners.

The property whilst offering a central location boasts off street parking with a larger than single detached garage and garden to the rear, a well presented kitchen with French doors onto the driveway, open plan lounge/dining area with three well proportioned bedrooms and beautifully presented bathroom to the first floor. A pull down ladder to the loft area with carpet and Velux windows.

Loftus is benefiting from a revival at the moment with many shop fronts benefiting from grant funding and new businesses appearing all of the time. There are good transport links via local bus routes to all major towns and villages, within a short drive of seaside towns and villages, not to mention the North York Moors National Park.

This property really is offering exceptional value for money!



The Old Cottage is essentially a 'Coach House' type build and benefits from outside space unlike many properties in the local area. A detached oversized garage and garden with patio area to the rear really set this property apart from its competitors.

Tenure: Freehold.

Council Tax Band: Band-C.

EPC Rating: C-Rating.

Lounge/Dining Area 24'6" red. to 16'4" x 13'5" (7.48m red. to 4.98m x 4.09m)

A spacious lounge with three uPVC windows to the front aspect, wood effect laminated flooring and coving to the ceiling, 2 x modern radiators and under-stairs storage cupboard. Doorway from the hall, with a glazed door to the kitchen/breakfast room.

Kitchen/Breakfast Room 13'5" x 11'1" (4.09m x 3.40m)

A light and airy feel to the room with tile effect vinyl flooring, space for breakfast table and chairs, the kitchen has a range of wall and base units with granite effect worktops and tiled splashbacks, a stainless steel sink/drainers with chrome mixer, plumbing for washing machine, black gas hob with electric oven underneath, uPVC window to the front aspect and uPVC French doors/windows to the side aspect onto the driveway.

First Floor

Bedroom Three 10'3" x 6'11" incr. to 10'7" (3.14m x 2.11m incr. to 3.23m)

A well proportioned bedroom with carpet to the floor and coving to ceiling, 2 x uPVC windows to the front aspect and single radiator.

Bedroom One 12'4" x 10'3" (3.76m x 3.14m)

Another well sized double bedroom with carpet to the floor and coving to ceiling, 2 x uPVC windows to the front aspect and single radiator, the room also benefits from a range of fitted wardrobes and drawers with high gloss doors and drawer fronts.

Bedroom Two 11'0" x 10'3" (3.37m x 3.14m)

And finally a third double room with carpet to the floor and 2 x uPVC windows to the front aspect, along with a single radiator.

Family Bathroom 13'8" x 4'9" (4.19m x 1.45m)

A white three piece bathroom suite with mixer shower over bath and bi-fold glass screen, tiled walls and clad ceiling with downlights and extractor, 2 x uPVC windows to the side aspect.

Loft area

The loft is accessed from the first floor landing via a pull down wooden ladder, the loft is the full area of the house with 2 x Velux windows to the front aspect, it is boarded and carpeted and used by the current vendors.

Externally

Accessed via a private road from the High Street, there are wrought iron gates to the concrete driveway leading to the garage with an 'up n over' door, the garage benefits from lighting and electricity. To the side of the garage is pathway to a private large garden and patio area.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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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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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.

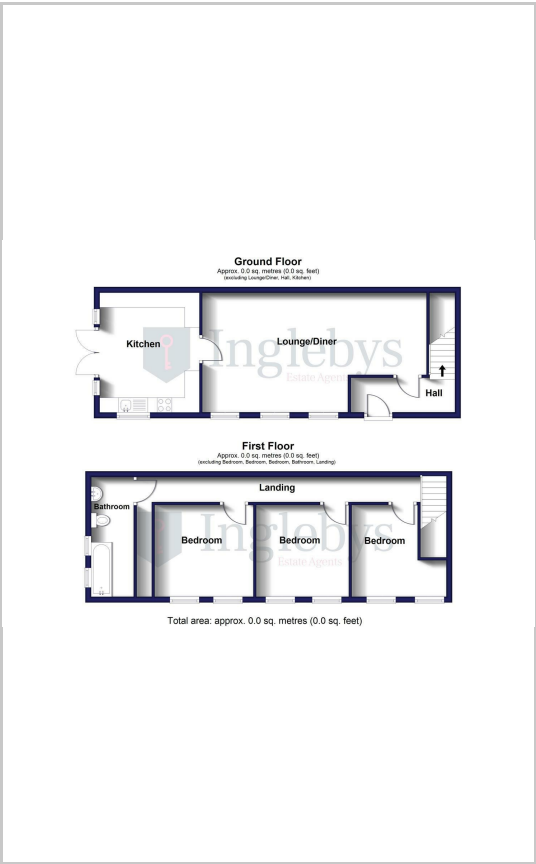
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Area Map



Floor Plans



Energy Efficiency Graph

