



# Inglebys

Estate Agents



## 2 Becksde Close

Loftus, TS13 4HT

**£169,500**



Built in 2011 and located in the charming area of Becksde Close, Loftus, this modern family home is idyllically located above the beck, with stunning woodland views to the rear aspect.

The house boasts a modern bathroom and separate shower room, a ground floor WC, a well equipped kitchen with plenty of integrated appliances, a conservatory with stunning views and off street parking for two vehicles.

This property is an ideal opportunity for families who are looking to move into somewhere with minimal work needed. Interest is expected to be high so please call the office to arrange your viewing appointment.



Tenure details - Freehold.

Council Tax Band - Band- B

EPC Rating - TBC

**Entrance Hallway 3'9" x 9'4" (1.15 x 2.86)**

Partially glazed entrance door.  
Laminate flooring.  
Staircase rising to the first floor.

**Cloakroom/WC**

Double glazed, frosted window to the front aspect.  
Low level WC.  
Pedestal wash hand basin.  
Laminate flooring.

**Kitchen / Breakfast Room 11'5" x 9'7" (3.49 x 2.94)**

Double glazed window to the front aspect.  
A range of fitted wall and base units with granite effect roll top work surfaces.  
Integrated appliances including a washing machine, dryer, dishwasher, electric oven, induction hob, fridge and a freezer.  
Tiled splashbacks.  
Laminate flooring.

**Living Room / Dining Room 18'7" x 10'3" (5.67 x 3.13)**

Double glazed window to the rear aspect.  
Laminate flooring.  
Spacious under-stair storage cupboard.  
Double glazed French doors, opening to the Conservatory.

**Conservatory 11'7" x 7'6" (3.54 x 2.31)**

Double glazed throughout with views of the beck and nearby woodland.  
uPVC door, opening to the rear courtyard.

**First Floor Landing**

Loft access hatch.

**Bedroom One 12'4" x 10'2" (3.77 x 3.11)**

2x Double glazed windows to the rear aspect.  
Laminate flooring.

**Bedroom Two 9'6" x 9'1" (2.9 x 2.79)**

Double glazed window to the front aspect.  
Laminate flooring.

**Bedroom Three 7'1" x 8'3" (2.17 x 2.53)**

Double glazed window to the rear aspect.  
Laminate flooring.

**Family Bathroom 6'0" x 7'6" (1.83 x 2.29)**

Double glazed, frosted window to the front aspect.  
Wall mounted heated towel rail.  
Panelled bath with electric shower over.  
Low level WC  
Laminate flooring.  
Full tiled walls.

**Shower Room 6'0" x 7'0" (1.84 x 2.14)**

Double glazed window to the front aspect.  
Glass shower enclosure with electric power shower.  
Pedestal wash hand basin.  
Laminate flooring.

**External**

To the rear of the property is a paved courtyard with a balcony over-looking the beck and nearby woodland.

The front courtyard is also paved for minimal maintenance.

Allocated off street parking for two vehicles in the private carpark.

**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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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