



Kirkwood High Street

Loftus, TS13 4HH

£435,000

Energy Rating : C



Kirkwood High Street

DESCRIPTION

A most wonderful stone built Five Bedroom Detached Family Home of individual design that has been completely renovated and remodelled to an exacting standard by the current owner and would definitely be a property you would look forward to going home to. Set back from the road on an elevated site, the gated entrance is screened by a canopy of mature trees with the large plot boasting wrap around gardens, a driveway providing parking for multiple vehicles (including a caravan or motorhome) and a detached double garage both of which are accessed off Water Lane at the rear.

The stylish and polished interior has much to offer including a gas central heating system complimented by underfloor heating in some ground floor rooms (there is a separate heating system on the ground and first floor), uPVC double glazing, a spacious reception hallway with a double sided log burner making a great focal point with the welcoming bow fronted lounge, a versatile dining/family room, a luxurious dining kitchen with granite tops, a useful utility room with a separate w.c., a principle en-suite ground floor bedroom with an additional four bedrooms served by a contemporary styled bathroom with a shower.

The layout presents an opportunity for those with dependent relatives requiring ground floor living. The market town centre is within close walking distance with its wide range of cafes, pubs, individual shops and supermarket shopping.

The location is also ideal for coastal areas with lovely walks and the North Yorkshire Moors National Park are within easy reach. We cannot recommend this property highly enough as it only truly reveals itself upon inspection so please call us now to arrange your viewing.

Accommodation

Ground Floor

Canopy Entrance

Tiled floor and exposed stone walls.

Impressive L Shaped Reception Hallway 17' 9" x 16' 1" (5.41m reducing to 2.48m x 4.91m reducing to 2.39m)

Staircase off to the first floor, two radiators, coved ceiling, composite entrance door with an adjacent upvc double glazed windows. A wonderful stylish focal point is the two sided multi-fuel burner with a brick inset and an oak mantle over.

Dual Aspect Living Room 14' 1" x 20' 5" (4.28m x 6.23m)

Bow fronted upvc double glazed bow window plus additional side aspect upvc double glazed bi-fold doors. Focal point of the room being the two sided multi-fuel log burner with a brick inset and oak mantle over. Coved ceiling and double radiator. Sliding glazed doors to:-

Rear Living/Dining/Family Room

Two upvc double glazed windows, two radiators and oak flooring. This room could be utilised as a games or cinema room as there is an overhead projector system - it is a wonderful space for family to enjoy.

Dining Kitchen

Comprehensive range of wall and base units with cupboards, drawers, solid granite worktops and granite upstands. Display cabinets, built in fan assisted electric oven and microwave, built in gas hob with a chimney style extractor hood over. Stainless steel drainer and unit with a mixer tap and a upvc double glazed front aspect bow window. Floor to ceiling brick fireplace with a gas stove and under floor heating.

Rear Porch 7' 9" x 5' 10" (2.35m x 1.78m)

Upvc double glazed window, composite shaped access door. Connecting door to the:-

Utility Room

Low flush wc and pedestal wash hand basin. Worktop, plumbing for a washing machine, wall mounted Worcester gas central heating boiler and coved ceiling.

Principal Bedroom

Quality range of fitted wardrobes with mirror and drawers. Coved ceiling, radiator and a upvc double glazed window.

En-Suite Bathroom

High quality white suite comprising of a low flush w.c., pedestal wash hand basin and a deep tub cast iron clawfoot roll top bath with a side chrome hand held shower attachment. Double sized walk-in shower with a screen and mixer shower with an additional waterfall

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shower head. uPVC double glazed window, extractor unit, pvc panelled ceiling, chrome effect heated towel radiator, and underfloor heating.

First Floor

Landing 26' 3" x 4' 6" (8.00m x 1.37m)

Radiator, two large walk-in storage cupboards.

Bedroom 2 10' 7" x 14' 6" (3.23m x 4.43m)

Upvc double glazed window and radiator.

Bedroom 3 10' 10" x 11' 10" (3.3m x 3.6m)

Upvc double glazed window and radiator. Range of fitted wardrobes with overbed cupboards with space for a double divan.

Bedroom 4 10' 7" x 11' 9" (3.22m x 3.58m)

Upvc double glazed window and radiator.

Bedroom 5 10' 8" x 7' 7" (3.25m x 2.31m)

Upvc double glazed bow window and radiator.

Family Bathroom

Contemporary styled three piece suite comprising of a shaped bath with mixer shower over with an additional waterfall shower head. Half pedestal wash hand basin and a low flush wc. Pvc panelled ceiling, tiled walls, upvc double glazed window, extractor unit and a radiator.

OUTSIDE

The property occupies an elevated site set back from the road with the first gated entrance screened by a canopy of mature trees.

Gardens

To the front, you first enter into a substantial gravelled area with trees and raised mature floral bed. A second gated entrance leads to some steps leading you to the house and the wrap around gardens. The plot encompasses, conifers, lawns, a decked area, a pear tree with the front elevation enjoying views towards the clock tower on the church. There is a gated side entrance to the rear with a pear tree and a cold water tap. To the rear there is mature planting and covered electrical sockets.

Extensive Gated Driveway

An extensive gated driveway (accessed off Water Lane), with space for 8/9 vehicles and ideal for a caravan or a motorhome which in turn gives access to a detached double garage.

Detached Double Garage

Side upvc double glazed window, electric roller shutter door and power/electric lights.

Council Tax Band

Council tax band:- E

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.