



**11 Lumley Street**  
Loftus, TS13 4RU

**£85,000**

**Energy Rating : D**



# 11 Lumley Street

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## Description

Situated towards the outskirts of the village, this Three Bedroom Bay Fronted Terraced Home is much larger than its outward appearance would have you believe and ideal for first time buyers, couples or young families. Features include gas central heating, uPVC double glazing, a generous sized lounge which opens to a dining room, fitted kitchen with a built-in oven, hob and undercounter freezer and a modern first floor white bathroom with an over bath shower. Outside there is a gated forecourt, street parking and an enclosed rear yard. Local amenities and bus services in the village centre are within easy reach as is the Leisure Centre, the North Yorkshire Moors and coastal areas.

## Accommodation

### Hallway

Upvc double glazed entrance door with adjacent windows. Staircase off to the first floor, radiator, understairs cupboard and a dado rail.

### Lounge 14' 4" x 10' 9" (4.37m x 3.28m)

Front aspect upvc double glazed bay window, double radiator, coved ceiling and ceiling rose. Adams style fire surround with a marble inset and hearth which incorporates a pebble effect electric fire. Arched opening to the dining room.

### Dining Room 16' 9" x 15' 1" (5.11m x 4.61m)

Upvc double glazed window and a double radiator.

### Kitchen 9' 3" x 9' 1" (2.82m x 2.77m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Built in gas hob and electric oven with a concealed extractor hood over. Integrated under counter freezer, stainless steel inset sink unit with mixer tap, walls are partially pvc panelled, side upvc double glazed access door, upvc double glazed window and plumbing for a washing machine.

## First Floor

### Landing

### Bedroom 1 13' 11" x 9' 11" (4.25m x 3.01m)

Front aspect upvc double glazed window, double radiator and a range of built in wardrobes.

### Bedroom 2 12' 9" x 10' 9" (3.88m x 3.27m)

Rear aspect upvc double glazed window, radiator and access to the loft space.

### Bedroom 3 5' 9" x 8' 8" (1.74m x 2.64m)

Front aspect upvc double glazed window and radiator.

### Bathroom

White three piece suite comprising of a panel bath with mixer shower over and a screen. Low flush wc and wash hand basin with mixer tap. Part tiled walls, radiator and a upvc double glazed window.

## Externally

### Gated Forecourt Area

### Gated Rear Yard

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Paved for low maintenance. Outside shed.

## **Parking**

Street parking.

## **Council Tax Band**

Council tax band:- A

## **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**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is D. 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](mailto:guisborough@selectiv.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

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.