



29a Tees Street  
Loftus, TS13 4LW

£195,000

Energy Rating : D



# 29a Tees Street

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## DESCRIPTION

Rarely available for sale in the town and much larger than first impressions would have you believe, a Two Double Bedroom Detached Bungalow with some history attached to it as it was originally the old Co-operative House which has since been converted providing expansive living accommodation with high ceilings.

Features include a gas central heating system (Worcester Bosch combi boiler), uPVC double glazing and cavity wall insulation, a large 'L' shaped lounge with a dining area, a modern fitted kitchen with cooking facilities and a bathroom with a separate shower. The property sits in a generous size plot measuring approximately 60ft x 40ft and includes gated block paved driveway for off road parking. We are advised by the sellers that some years ago, planning permission was granted for the building of a 3 bedroom detached house with an attached garage, this has since lapsed but offers options to any buyer wishing to re-submit plans.

As they stand, the gardens are beautifully stocked and tended with lawns, hedges, floral borders, strawberry beds and a shed. Even though situated towards the outskirts of the town, the centre itself with its shopping facilities, cafes and individual shops are within walking distance. The coastal areas of Skinningrove, Saltburn, Staithes and Whitby are also within easy reach as are the North Yorkshire Moors.

## Accommodation

### L Shaped Hallway

Double sized storage cupboard with overhead storage, radiator, access to the insulated loft space which offers scope for development subject to the necessary planning permissions and consents.

### Lounge 19' 8" x 22' 4" (6m x 6.81m)

(Reducing to 3.37m x 3.38m) Two front aspect upvc double glazed windows, two double and one single radiator. Adams style fire surround with a marble inset and hearth incorporating a coal effect living flame gas fire. Double opening upvc double glazed doors which give direct access to the garden.

### Kitchen 11' 11" x 9' 6" (3.62m x 2.90m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Stainless steel drainer and unit with mixer tap, plumbing for an automatic washing machine, free standing gas cooker and an electrical point. Wall mounted Worcester Bosch gas combination boiler, views over open farmland from the upvc double glazed window, extractor fan, radiator, part tiled walls, space for an under counter fridge and an under counter freezer. Additional side aspect upvc double glazed window.

### Bedroom 1 9' 7" x 11' 4" (2.91m x 3.46m)

Range of built in wardrobes with overhead cupboards to one wall, radiator and a upvc double glazed window.

### Bedroom 2 9' 8" x 8' 4" (2.95m x 2.55m)

Upvc double glazed window, radiator, built in cupboards with overhead storage.

### Bathroom 12' 7" x 4' 10" (3.83m x 1.48m)

Coloured suite comprising of a low flush wc, pedestal wash hand basin and a panel bath. Upvc double glazed window, tiled floor and floors. Separate shower enclosure with an electric shower. Extractor unit.

## Externally

The property occupies a generous sized plot that is approx 60ft x 40ft and incorporates a gated block paved driveway, extensive lawn, shed, flower beds, pathways, strawberry beds and hedging. This is a lovely space for family to enjoy is fully enclosed therefore child and pet friendly.

## Notes

Please note that previously planning permission was granted (since lapsed), for a three bedroom detached house with an attached garage.

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### **Council Tax Band**

Council tax band :- B

### **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 C.  
[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)

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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.