



4 Co-Operative Terrace Loftus, TS13 4PL

£139,500

Energy Rating : D



4 Co-Operative Terrace

DESCRIPTION

Much larger than first impressions would have you believe, a beautifully presented Three Bedroom Home situated in a small terrace tucked away off the High Street not directly overlooked at the front and rear with lovely woodland views to the front.

Rarely available with this style of property, there is a two car driveway and a lovely tiered rear garden which is a lovely space to sit and enjoy. Other notable features include gas central heating (Worcester combi boiler), uPVC double glazing, a light and airy lounge, a dining/family room with a wood burning stove, fitted and well equipped breakfast kitchen, three good sized bedrooms and a modern white bathroom with a shower.

Local shopping facilities and other services are within close walking distance serving day-to-day needs. The North Yorkshire Moors and coastal areas are also within easy reach including the beaches of Skinningrove.

This lovely family home has woodland and nature close to hand yet the convenience of facilities close by and is worthy of an early viewing.

Accommodation

Entrance Vestibule

Georgian style half panelled walls.

Hallway

Radiator, Georgian style half panelled walls.

Lounge 16' 9" x 15' 5" (5.1m x 4.7m)

Attractive marble fire surround with a matching inset and hearth with a coal effect living flame gas fire. Front aspect upvc double glazed window enjoying a lovely aspect, two double radiators, moulded coved ceiling, ceiling rose and picture rail. Arch to the dining room.

Dining Room 18' 4" x 15' 5" (5.6m x 4.7m)

Coved ceiling and a ceiling rose. Double radiator, rear aspect upvc double glazed window, cast iron wood burning stove set on a hearth with an oak mantle over.

Breakfast Kitchen 19' 9" x 10' 10" (6.01m x 3.3m)

Smart range of wall and base units with cupboards, drawers and laminate effect worktops. Tiled splash backs, built in double electric oven and a four ring ceramic electric hob with a concealed extractor hood over. Cupboard which houses the wall mounted Worcester gas combination boiler, understairs pantry cupboard, plumbing for a washing machine, enamel one and a half inset sink unit with a mixer tap, integrated undercounter fridge and freezer, space for a breakfast table. Side aspect upvc double glazed window and a upvc double glazed door to the courtyard.

First Floor

Landing

Lower walls with feature wood panels. Access via a drop down ladder to the part boarded loft space.

Bedroom 1 15' 0" x 18' 4" (4.57m x 5.6m)

Lovely views from the front aspect upvc double glazed window, coved ceiling, picture rail, radiator and ceiling rose.

Bedroom 2 9' 11" x 10' 4" (3.01m x 3.15m)

Rear aspect upvc double glazed window, built in storage cupboard, radiator and a picture rail.

Bedroom 3 12' 2" x 10' 11" (3.7m x 3.34m)

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Rear aspect upvc double glazed window and radiator.

Family Bathroom/WC

Modern suite comprising of a panel bath with an overhead shower and shower screen. Low flush wc and a pedestal wash hand basin. Radiator, PVC clad walls and a rear aspect upvc double glazed window.

Externally

Rear Courtyard

A lovely space to enjoy and is not overlooked its fully enclosed with a gated access to the rear lane. Timber built log store, cold water tap, brick outhouse and a large timber built storage shed with power and light.

Parking

Double drive parking is rarely available with this style of property. A driveway which provides offroad parking for upto two cars and is immediately in front of the terrace and separated by a small thoroughfare. There is also off street parking to the front of the property.

Front Forecourt Garden

This is set over three tiered levels and is a lovely addition to the property. With mature planting, shrubs and borders. The low level has a greenhouse, patio area and an access beyond that stretches down to woodland an area of which is incorporated into the boundary line which would be confirmed at the conveyancing stage.

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

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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

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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.