



31 High Street

Loftus, TS13 4HA

Price Guide £280,000



A fantastic investment opportunity to purchase these four flats, no financial information is available on these properties to date. However, this mix of one and two bedroom flats would make someone an ideal holiday let/business opportunity located in the Market Place of the up and coming town of Loftus. Close to all amenities, bus routes and centrally located for the North York National Park, local beaches and seaside towns.



What used to be The Angel public house many years ago has been converted into four flats, (2 x two bedroom and 2 x one bedroom), they have been used as a mix of holiday lets and long term lets. There is further potential to develop land to the rear, which can be accessed from the front of the property or the rear at John Street. The potential and income from this full plot currently on one title deed is huge!

Tenure: Freehold

Council Tax: Redcar & Cleveland Band Exempt from Business rates currently

EPC Rating: To follow

The property comprises:

SHIRIAN

A two bedroom ground floor flat.

Lounge/Diner 19'5" x 13'2" (5.93m x 4.03m)

A spacious room with carpet to the floor, an open fire with wooden fire surround and stone hearth, bay window to the front aspect with window seat, 2 x single radiators and storage cupboard.

Bedroom 10'4" x 10'2" (3.16m x 3.10m)

A double bedroom with carpet to the floor, window to the rear aspect and single radiator.

Bedroom 10'1" x 9'3" (3.08m x 2.83m)

With carpet to the floor, window to the rear aspect and single radiator.

Kitchen 11'8" x 8'8" (3.57m x 2.66m)

A well proportioned kitchen with a range of wall and base units finished with white doors, black marble effect worktops upstands, stainless steel sink/drainer with mixer tap and plumbing for washing machine, white gas hob, electric oven, double radiator and window to the rear aspect.

Shower room 10'6" x 4'1" (3.22m x 1.25m)

With white toilet, basin and shower enclosure, mixer shower, tiled floor, vanity unit to the basin, extractor and single radiator.

SUNSHINE

A first floor one bedroom flat.

Landing

With carpet to the floor and plenty of storage cupboards where the combi boiler is also housed.

Lounge/Kitchen 17'1" x 16'8" (5.23m x 5.10m)

An open plan lounge with kitchen area, part carpet/part vinyl flooring to the kitchen area, vaulted ceiling with revealed beams, brick period fire surround, double radiator and door to the rear veranda. To the kitchen there is a range of wall and base units finished with walnut effect doors and drawer fronts, black marble effect worktops and tiles splashbacks, stainless steel sink/drainer and mixer tap, plumbing for washing machine, white gas hob, electric oven and stainless steel hood, 2 x windows to the rear aspect and 2 x Velux windows to the ceiling.

Bedroom 20'10" x 9'11" (6.36m x 3.04m)

A spacious bedroom with carpet to the floor, original period cast fire surround, double radiator and window to the front aspect.

Bathroom 8'2" x 6'3" (2.49m x 1.91m)

A tiled floor with double quadrant shower enclosure, mixer shower and body jets, cladded walls, single radiator and window to the rear aspect.

Externally

Accessed from the lounge/kitchen area is the veranda which is a spacious peaceful area to sit and relax.

KATHRON

This is a two bedroom first floor maisonette.

Lounge 12'5" x 10'9" (3.80m x 3.29m)

With carpet to the floor and windows to the front aspect, a wooden fire surround and fire grate, double radiator, open to the kitchen/dining area.

Kitchen/Diner 12'7" x 11'0" (3.84m x 3.37m)

With tiled effect vinyl to the floor, double radiator and window to the front aspect, there is a range of base units finished with plum coloured doors and drawer fronts, marble effect worktops, stainless steel sink/drainer, slot in gas oven/hob and plumbing for washing machine.

Bathroom 11'3" x 6'8" (3.45m x 2.05m)

A generous bathroom with white bath suite and mixer shower over the bath, part cladded, storage cupboard, double radiator and window to the rear aspect.

Second Floor

Bedroom 13'5" x 11'3" (4.10m x 3.44m)

A double bedroom with vaulted ceiling, carpet to the floor, Velux window to the rear aspect and double radiator.

Bedroom 13'1" x 12'4" (4.00m x 3.76m)

Another spacious bedroom, with carpet to the floor, herringbone sandstone chimney stack separates the room with vaulted ceiling, Velux window to the rear and double radiator.

PENFOLD

Penfold is a one bedroom ground floor flat with rear patio/garden to the rear.

Lounge/Kitchen 18'7" x 11'0" (5.68m x 3.37m)

With part carpet/part vinyl to the floor, the lounge area benefits from patio doors overlooking the rear garden/patio, double radiator and carpet to the floor. The kitchen boasts a range of wall and base units finished with solid wooden doors, black marble effect worktops and upstands, stainless steel sink/drainer with plumbing for washing machine, stainless steel electric oven, gas hob with stainless steel splashback and hood, window to the side aspect.

Bedroom 10'0" x 10'0" (3.05m x 3.07m)

A double bedroom with carpet to the floor, fitted wardrobes and drawers with single radiator and window to the side aspect.

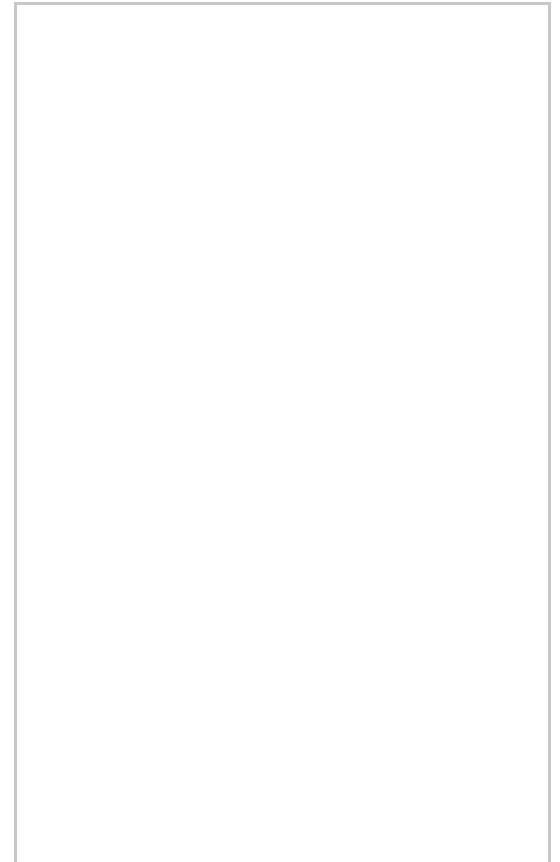
Shower Room 6'6" x 5'8" (2.00m x 1.73m)

A tiled floor with white toilet and basin, shower quadrant with mixer shower, cladded walls, extractor and single radiator.

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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