



Inglebys

Estate Agents



25 High Street

Loftus, TS13 4HA

£245,000



Welcome to this exceptional property located on High Street in Loftus, right in the heart of the historic Market Place. This block of apartments offers a lucrative investment opportunity for those seeking a promising venture.



With a current gross yield of 12.43%, this property already boasts a fantastic return on investment. However, the very strong potential for further growth is what truly sets this opportunity apart. The location in Loftus' historic Market Place ensures a steady stream of interest from potential tenants or holidaymakers, guaranteeing a stable income for the future.

Whether you are an experienced investor looking to expand your portfolio or someone new to the property market, this block of apartments presents a chance to secure a valuable asset in an up-and-coming area. Don't miss out on the chance to own a piece of Loftus' history while reaping the financial rewards it has to offer.

Tenure: All apartments have their own title plan with leases attached.

Council Tax Band: All Apartments are Band-A, with the exception of Flat 3 which is currently exempt (currently a holiday rental).

EPC Ratings: Apartments 1, 2, 3 & 4 - D-Rating, and Apartment 5 - E-Rating.

Apartment One

Hall 27'0" x 5'10" (8.23m x 1.80m)

UPVC double glazed window to the rear aspect. Laminate flooring. Door to outdoor decking area.

Living Room & Kitchen 18'4" x 16'8" (5.61m x 5.09m)

A range of wall & base units with laminate worktops. Integrated electric oven & hob. Extractor hood. 2x windows to the side aspect. Laminate flooring. LED downlighting.

Bedroom One 11'4" x 10'2" (3.46m x 3.10m)

2x windows overlooking the outdoor decking area. Laminate flooring. Radiator.

Bedroom Two 10'1" x 8'11" (3.09m x 2.72m)

UPVC double glazed window to the side aspect. Laminate flooring. Radiator.

Bathroom 5'8" x 5'6" (1.73m x 1.70m)

Panel bath with shower above. Pedestal hand basin. Low-level W/C. UPVC double glazed window. Laminate flooring. LED downlighting.

Apartment Two

Living Room 19'0" x 11'1" (5.81m x 3.39m)

Window. Carpeted. Radiator. Access to Bedroom One

Bedroom One 17'5" x 11'1" (5.33m x 3.40m)

Sash window to the side aspect. Carpeted. Radiator.

Bedroom Two 13'8" x 5'9" (4.18m x 1.76m)

UPVC double glazed window to the rear aspect. Carpeted. Radiator.

Bathroom 10'6" x 9'0" (3.21m x 2.76m)

Panel P-Bath with shower above. Glazed shower screen. Part-tiled walls. Low-level W/C. Pedestal hand basin. UPVC double glazed window to the rear aspect. Vinyl flooring.

Kitchen 11'7" x 10'6" (3.55m x 3.22m)

A range of wall & base units with laminate worktops incorporating stainless steel sink with single drainer. Plumbing for washing machine. Integrated electric oven & gas hob. Extractor hood. Tiled splash-backs. Laminate flooring. UPVC double glazed windows to the side aspect. Wall-mounted combi-boiler. Radiator.

Apartment Three

Living Room 15'10" x 12'9" (4.85m x 3.91m)

UPVC double glazed bay window to the front aspect with views over the Market Place & Town Hall. Laminate flooring. 2x radiators. LED downlighting.

Kitchen 15'7" x 12'3" (4.76m x 3.75m)

A range of modern wall, base & drawer units. Integrated eye-level double oven with separate gas hob. Extractor hood. Integrated fridge / freezer. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Laminate flooring. LED downlighting. UPVC double glazed bay window to the front aspect overlooking the Market Place & Town Hall. Radiator.

Bedroom One 13'9" x 10'9" (4.20m x 3.29m)

Window to the side aspect. Carpeted. Radiator. Fitted wardrobe.

Bedroom Two 13'3" x 9'8" (4.04m x 2.96m)

UPVC double glazed window to the side aspect. Carpeted. Radiator.

Bedroom Three 11'11" x 9'1" (3.65m x 2.78m)

UPVC double glazed window to the rear aspect. Carpeted. Storage cupboard. Radiator.

Bathroom 7'9" x 4'11" (2.36m x 1.50m)

Panel bath with shower above. Glazed shower screen. Low-level W/C. Pedestal hand basin. Chrome heated towel rail. Vinyl flooring. Tiled walls. LED downlighting.

Shower Room 6'0" x 5'8" (1.84m x 1.75m)

Walk-in shower cubicle. Low-level W/C. Hand basin with vanity unit. Tiled walls. Vinyl flooring. UPVC double glazed window. Chrome heated towel rail.

Apartment Four

Living Room 19'6" x 10'7" (5.95m x 3.25m)

Laminate flooring. Window to the side aspect. Radiator.

Bedroom One 18'6" x 9'5" (5.64m x 2.89m)

Carpeted. Window to the side aspect. Radiator.

Kitchen 11'11" x 11'2" (3.64m x 3.42m)

A range of wall & base units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Laminate flooring. Plumbing for washing machine. 2x UPVC double glazed windows to the side aspect. Radiator.

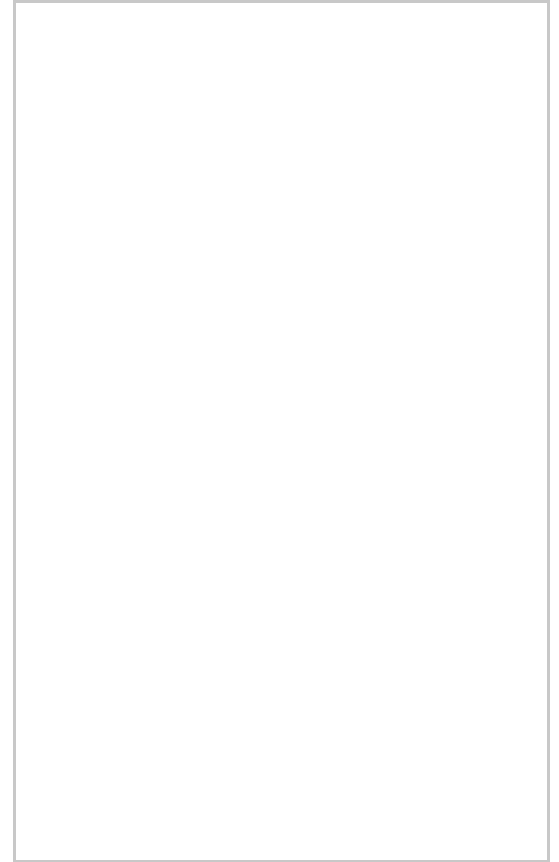
Bedroom Two 13'6" x 5'9" (4.12m x 1.76m)

Carpeted. UPVC double glazed window. Radiator. Loft hatch.

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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