

**FOR SALE**  
4,101 Sq Ft



## 1-3 QUEENS TERRACE, WHITBY ROAD, LOFTUS, TS13 4ST

- Portfolio sale - Row of 3 modern terraced houses
- Three bedroom properties
- Located near North Yorkshire Moors and close to the popular destination town of Whitby

DGRE

# 1-3 QUEENS TERRACE, WHITBY ROAD, LOFTUS, SALTBURN-BY-THE-SEA, TS13 4ST

The properties are three-bedroom terraced houses.

They comprise a development of three 3 x dormer-style properties with pitched tile roofs.

They benefit from:

- Rear gardens
- Dedicated reserved gable parking
- Good sized living space

The fixtures and fittings are high quality.

Houses may be available individually for purchase.

Under s.21 of the Estate Agency Act 1979 we advise these units are being sold on behalf of a Director of DGRE.

## Location

The properties are located in Loftus.

Loftus is a market town and civil parish in the Redcar and Cleveland borough of North Yorkshire, England. The town is located north of the North York Moors and sits between Whitby and Skelton-in-Cleveland.

Neighbouring villages are Brotton, Carlin Howe, Liverton Mines and Easington with Loftus having a traditional linear high street fronting both sides of the A174 about half a mile west of the subject development.

The subject site occupies a plot of some 335 sqm with 30m frontage to the northern carriageway of Whitby Road as it leads out of Loftus village east towards Whitby.

The Loftus village cricket ground lies directly opposite with the site being bounded to the north by a downward sloping woodland valley over which the rear of the properties have an open aspect.

## Accommodation

Each of the properties are as follows:

Ground Floor -

- Entrance hall measuring 3.7m x 2m.
- Through lounge diner, spanning 8.76m x 3.65m
- Fully fitted kitchen at 3.3m x 2m.
- Cloaks area, measuring 2m x 1.63m

First Floor -

- The front bedroom is 4m x 3.89m
- The rear bedroom at 4.66m x 3.89m,
- A well-appointed bathroom, measuring 3.6m x 2m

Second Floor -

- The second floor boasts the main bedroom, with full height ceilings, spanning an impressive 4.7m x 5.5m.
- This main bedroom also incorporates an en suite bathroom with dimensions of 3.2m x 2.1m.

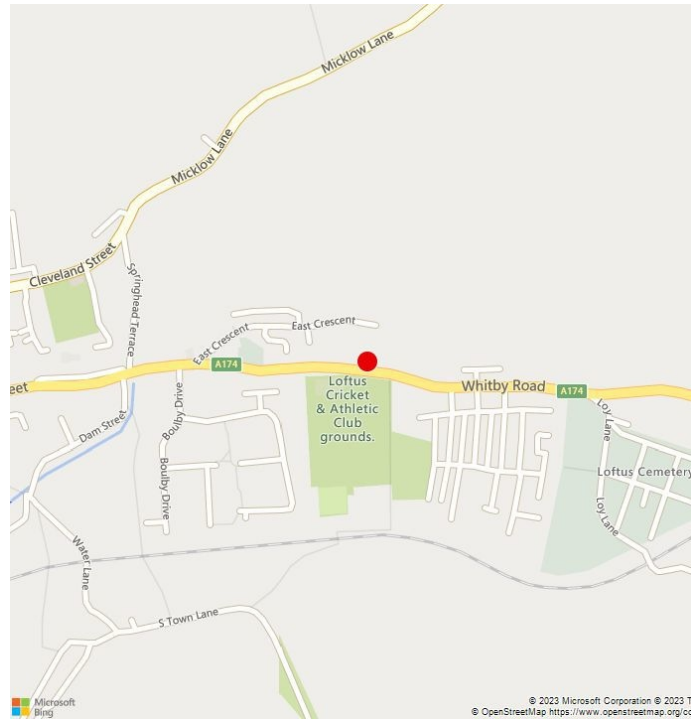
Areas are provided for guidance only and purchasers must satisfy themselves to the accuracy.

## Planning Information

We understand the property has planning permission for its current use.

## Services

We understand the properties are connected to mains water, gas, electricity and sewerage.



## Additional Information

### Price

£630,000 for the Freehold

### EPC

The houses have current EPC's as follows:

- 1 Queens Terrace: Current: 78 (C), Potential: 88 (B)
- 2 Queens Terrace: Current: 78 (C), Potential: 90 (C)
- 3 Queens Terrace: Current: 77 (C), Potential: 88 (B)

### Viewing

By appointment through DGRE.

**Georgia Atkinson**  
gatkinson@dgre.uk

**Shauny Robinson**  
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