

**Lot 104**

4, Gladstone Street, Loftus, Saltburn-by-the-Sea,  
Cleveland, TS13 4HZ



All enquiries Ref: James Paterson

- **Freehold two floor mid terrace house requiring modernisation**
- **Full vacant possession**

**Location:**

The property is situated on Gladstone Street which is located off Seymour Hill Terrace via East Street. Public transport links include Loftus railway station on the Esk Valley Line together with a network of local bus services serving the surrounding vicinity. Road links include the A174 and A171. Shopping amenities can be found locally within Loftus town centre, which offers independent gift and speciality shops, with an extensive range of shops, bars and restaurants being found in Saltburn-by-the-Sea. Recreational pursuits can be found locally at the open spaces of Loftus Community Park and surrounding North Yorkshire countryside, with walking routes into the nearby Cleveland Hills and coastal paths.

**Description:**

Freehold mid terrace house arranged over ground and first floors requiring modernisation.

**Accommodation:**

First floor: Three bedrooms

Ground floor: Entrance hallway, reception room, kitchen, shower room/WC

Outside: Rear yard

**Gross Internal Area GIA (Source: EPC)**

Approximately 60 sq m (646 sq ft)

**EPC rating:** E

**Council Tax Band:** A

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

