



Inglebys

Estate Agents



33 West Road

Loftus, TS13 4RQ

£144,995



Presented to an exceptional standard throughout, this deceptively spacious five-bedroom family home effortlessly combines period character with contemporary styling, offering versatile accommodation across three floors, together with a garage and an additional parcel of land currently enjoyed as a private garden.



Occupying a convenient position on West Road in the historic market town of Loftus, this impressive five-bedroom terraced home offers an outstanding amount of living space, beautifully finished throughout and ready for its next owners to simply move straight in. With accommodation arranged over three floors, generous reception rooms, stylish interiors and the added benefit of a garage and additional garden land, this is a property perfectly suited to growing families, those working from home or anyone seeking flexible living space without compromising on quality.

Stepping through the entrance vestibule into the hall, with access to the dining room, a wonderful space for entertaining family and friends, with double doors opening through to a separate living room to the front aspect, allowing the two rooms to flow together when desired whilst still offering the option of cosy, independent spaces. Positioned beyond the dining room is a well-appointed kitchen, complemented by a practical utility room and a convenient ground-floor W/C, creating an excellent layout for modern family life.

The first floor continues to impress with a beautifully designed bathroom featuring a stylish P-shaped bath with shower over, together with a sleek vanity unit housing both the wash basin and W/C, creating a clean, minimalist finish. This floor also offers three well-proportioned bedrooms, one of which is currently utilised as a study, providing flexibility for remote working or hobbies.

A further staircase rises to the second floor where two additional generous bedrooms complete the accommodation, making the property ideal for larger families, guest accommodation or teenagers wanting their own space.

Externally, double doors from the dining room open onto an enclosed rear yard, creating a private outdoor seating area. Beyond this, gated access leads to the rear alley where the property benefits from a single garage. A particularly attractive feature is the additional parcel of land adjacent to the garage, currently arranged as an extra garden space, offering endless possibilities for outdoor entertaining, children's play, gardening or simply relaxing during the warmer months.

Loftus is a welcoming North Yorkshire town perched on the edge of the spectacular North Yorkshire coastline and surrounded by beautiful countryside. Rich in history, the town developed through its ironstone mining heritage during the Victorian era, traces of which can still be found throughout the local area. Today, Loftus provides an excellent balance of traditional community living and modern convenience, with a range of independent shops, cafés, supermarkets, schools and everyday amenities all within easy reach.

Nature lovers and walkers are particularly well served, with the dramatic Cleveland Way National Trail and the stunning cliffs of the Heritage Coast just minutes away. The picturesque fishing villages of Staithes, Runswick Bay and Skinningrove, together with the Victorian seaside town of Saltburn-by-the-Sea, are all only a short drive away. The nearby North York Moors National Park provides countless opportunities for hiking, cycling and exploring one of England's most beautiful landscapes, making this an exceptional location for those seeking both lifestyle and convenience.

Finished to an exceptional standard throughout, this is a home that offers far more than first meets the eye and must be viewed to fully appreciate the quality, space and versatility on offer.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: D-Rating.

Entrance Vestibule

Composite wooden door to the front elevation. Wooden glazed door to the Hall.

Hall

Radiator. Staircase leading to the first floor. Access to the Dining Room.

Dining Room 14'4" x 11'5" (4.38m x 3.48m)

Laminate flooring. Radiator. Under-stairs storage cupboard. UPVC double glazed doors open to the rear garden. Double doors open to the Living Room.

Living Room 14'4" x 11'4" (4.38m x 3.47m)

UPVC double glazed bay window to the front aspect. Carpeted. Electric fire. Coving. Wall-lights. Radiator.

Kitchen 12'4" x 8'0" (3.77m x 2.46m)

A range of wall, base & drawer units. Marble effect worktops with matching breakfast bar. Composite white sink with gold mixer tap. Integrated electric oven & gas hob. Extractor hood. Vinyl flooring. UPVC double glazed window to the rear aspect. Radiator.

Utility Room 7'8" x 7'3" (2.34m x 2.21m)

Plumbing for washing machine & space for tumble dryer. UPVC double glazed window & door to the side aspect. Access to Ground-Floor W/C.

Ground-Floor W/C

Low-level W/C. Hand basin. UPVC double glazed window to the side aspect.

First Floor

Landing

Carpeted. Staircase continues to the second floor.

Bedroom One 11'10" x 11'2" (3.63m x 3.42m)

UPVC double glazed window to the front aspect. Carpeted. LED downlighting. Radiator.

Bedroom Two 11'3" x 10'7" (3.45m x 3.23m)

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

Bedroom Five / Study 11'1" x 5'10" (3.39m x 1.80m)

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

Bathroom 7'10" x 5'9" (2.40m x 1.77m)

P-Shaped panel bath with shower above. Glazed shower screen. Vanity unit with low-level W/C & hand basin. Chrome heated towel rail. Storage cupboard. Tiled walls. UPVC double glazed frosted window to the side aspect. Vinyl flooring. LED downlighting.

Second Floor

Landing

Carpeted. UPVC double glazed window to the rear aspect.

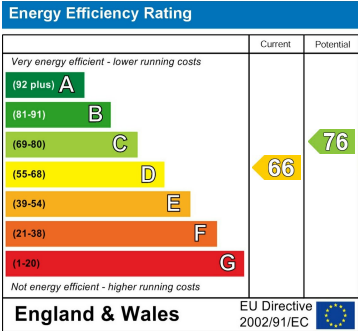
Area Map



Floor Plans



Energy Efficiency Graph



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