



# Inglebys

Estate Agents



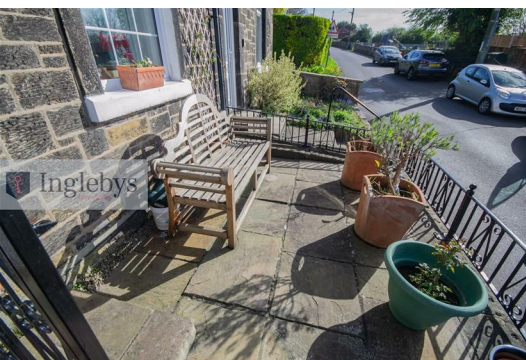
## 13 Cleveland Street

Loftus Loftus, TS13 4JB

**£120,000**



A delightful Two Bedroom Mid Terrace Sandstone Cottage Close to Loftus Marketplace, and within walking distance of Skinningrove Beach and The Cleveland Way.



A charming two-bedroom mid-terrace sandstone cottage, ideally situated close to Loftus Marketplace and within easy walking distance of Skinninggrove's beautiful Cattersty Sands and the scenic Cleveland Way. Conveniently located just off the A174 Coast Road, the property offers excellent transport links to Whitby, Saltburn, and the North York Moors.

Well presented throughout, this delightful home also benefits from an enclosed rear yard, a separate garden, and a large double garage. This property would make an ideal investment opportunity, as well as a wonderful home.

Tenure: Freehold.

Council Tax Band: Band A.

EPC Rating: E Rating.

**Living Room 14'0" x 10'4" (4.29m x 3.15m)**

uPVC door into the living room, uPVC window to the front aspect, electric fire, understairs cupboard, stairs to the First Floor

**Dining Room 14'0" x 9'8" (4.29m x 2.97m)**

Large Picture window looking over the rear yard, gas fire with antique brass canopy, electric radiator, understairs storage.

**Kitchen 11'6" x 6'11" (3.51m x 2.13m)**

Range of wall, base and drawer units, stainless steel sink and a half with mixer tap, space for slot in oven, extractor fan, plumbing for washing machine uPVC window to the side aspect. Electric radiator.

**Inner Hall**

Door to rear yard.

**Shower Room 14'0" x 7'8" (4.29m x 2.36m)**

uPVC window, tiled, walk in shower, low level WC, wash hand basin, electric radiator.

**Stairs to First Floor**

**Bedroom One 14'9" x 9'10" (4.50m x 3.02m)**

uPVC window, fitted wardrobes, electric radiator.

**Bedroom Two 12'0" 10'7" (3.68m 3.23m)**

uPVC window, fitted wardrobes

**Externally**

Attractive front forecourt garden, private and secure enclosed rear courtyard, additional separate garden plot offering versatile outdoor space, and a generous sized detached garage conveniently positioned on East Street.

**Disclaimer**

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

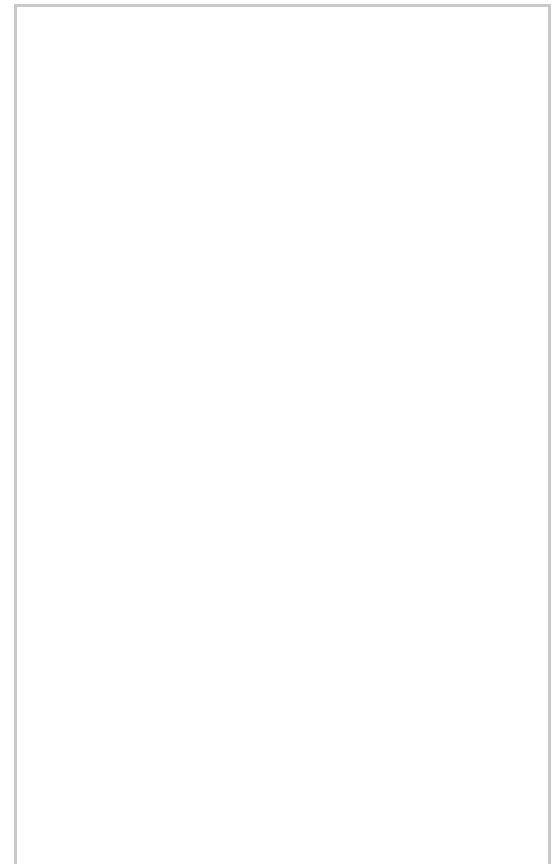
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

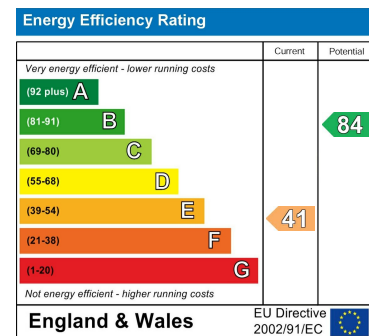
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com