



# Inglebys

Estate Agents



## 44 Hartington Street

Loftus, TS13 4SB

**£69,950**



A delightful End of Terrace, recently refurbished 3 bed house in Hartington Street Loftus ideally located next to the park. A perfect first time buy or investment opportunity.



Situated in the popular town of Loftus. A delightful End of Terrace 3 bed property. Neutrally decorated throughout with a tasteful colour scheme. Recently refurbished throughout. Early viewing is advised.

Tenure details Freehold

Council Tax Band A

EPC Rating D

#### Entrance Hall

uPVC door, radiator, stairs to first floor.

#### Living Room 13'5" x 12'3" (4.10m x 3.74m)

uPVC double glazed window. Electric fire in feature surround, Carpeted. Radiator.

#### Kitchen 15'1" x 8'9" (4.62m x 2.67m)

A range of base units and drawers with wood effect laminate worktops. Stainless steel sink and a half with mixer tap. Electric hob, extractor fan, single electric oven, plumbing for washing machine. Wall mounted combi boiler. Under stairs storage cupboard. uPVC double glazed window. Radiator, Vinyl floor covering.

#### Rear Hall

uVPC door, Radiator, vinyl floor covering.

#### Bathroom 7'1" x 6'7" (2.17m x 2.02)

White panel bath with shower mixer tap. Pedestal low level WC. uPVC double glazed window. Radiator. Extractor fan. Vinyl floor covering.

#### First Floor

Landing window.

#### Bedroom One 12'5" x 8'5" (3.81m x 2.58m)

uPVC window to the front aspect. Radiator, carpet.

#### Bedroom Two 11'6" x 8'9" (3.53m x 2.69m)

uPVC window to the rear aspect. Carpet.

#### Bedroom Three 9'8" x 9'3" (2.97m x 2.83m)

uPVC double glazed to the front aspect. Carpet. Radiator.

#### Externally

Enclosed rear yard.

#### 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.

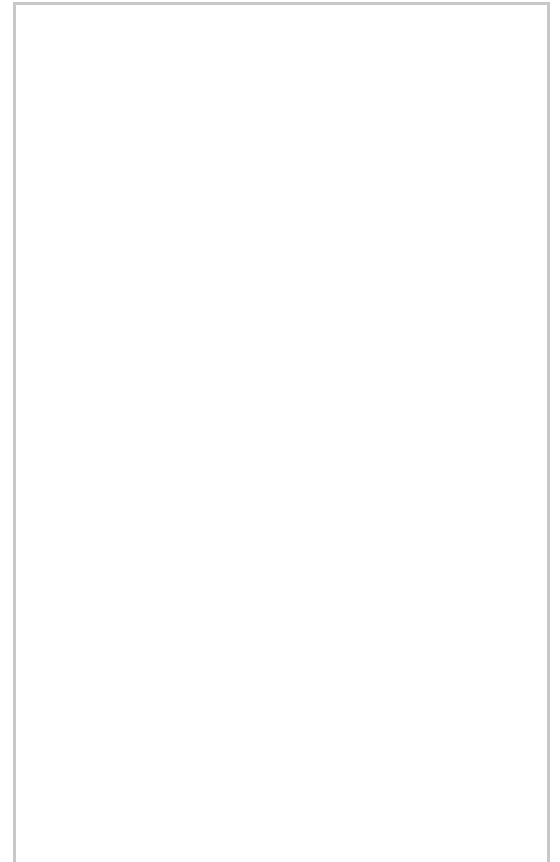
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

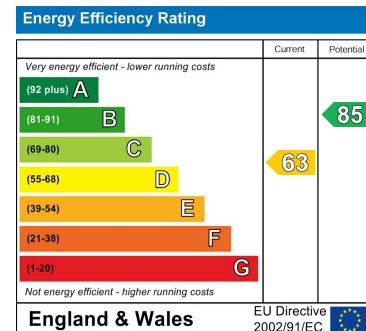
## Area Map



## Floor Plans



## Energy Efficiency Graph



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