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Estate Agents



4 Sanctuary Cottage, Chapel Row

Loftus, TS13 4HR

£139,950



Built Circa 1832 'Sanctuary Cottage' is tucked away just behind Loftus High Street, with the front access quite secretly located, and complimented with a large garden which is quite the sun trap. Priced to sell, so you'll need to be quick! Contact Inglebys now for viewing details.



'Sanctuary Cottage' Chapel Row, Loftus, North Yorkshire is a charming example of a Victorian Sandstone Cottage, located just a stone's throw from Loftus' Historic Market Place, close to transport links, shops and bars. But nestled away behind a generous garden with a quite secretive front entrance. Lovingly cared for and sympathetically renovated by its current owners, viewing is absolutely essential to fully appreciate everything this cottage has to offer. Priced to sell, and available with immediate vacant possession and no onward chain, this unique opportunity will not be around for long. Call us now to arrange a viewing, and this Stunning Property could soon be yours.

Tenure: Freehold.

Council Tax Band: Band-A.

EPC Rating: Awaiting EPC.

Ground Floor

Entry to this cottage is unusually gained via the back door in the minor cottage, accessed through a gated rear yard and into the kitchen

Kitchen 10'0" x 6'6" (3.07m x 2.00m)

From uPVC back door entrance is into fully fitted Howdens kitchen with integrated Fridge, Freezer, washing machine, Neff 'Slide and Hide' electric oven and Induction hob, base units incorporate swing out corner shelving and drawers for pan storage. Access to lounge/diner

Lounge/Diner 18'9" x 10'11" (to built in storage) (5.73m x 3.34m (to built in storage))

Built in Housams Storage with shelving for TV and other media, log effect gas fire window to the front aspect, stairs to the first floor, Access to the front garden

First Floor

Converted in 2014 and retaining original beamed ceiling, accessed via staircase with glass balustrade

Principal Bedroom 12'4" x 10'3" (3.77m x 3.14m)

uPVC window to the front aspect, radiator, built in storage including over bed units, door to cupboard housing wall mounted boiler

Family Bathroom 6'4" x 6'0" (1.95m x 1.83m)

'L' shaped panel bath with glazed screen, electric shower for instant hot water, low level w.c and wash hand basin in vanity unit large radiator

Landing Area

Access to second floor, small landing with 'Fire Escape' window

Bedroom Two 12'1" x 11'8" (3.7m x 3.57m)

Converted into second double bedroom with Velux window and eves storage.

Externally

Enclosed generous south westerly facing front garden, giving sunshine all day, with a variety of shrubs and plants. The garden comes complete with a Summer House, Workshop Shed, Garden Shed, Large Metal Storage Unit, Fishpond and child's play Multi- Unit.

Priced to see at £139,950, Sanctuary Cottage will sell fast , and it could be yours! Too many benefits to list.....

Contact Inglebys now on 01287 623648 for Viewing Arrangements

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.

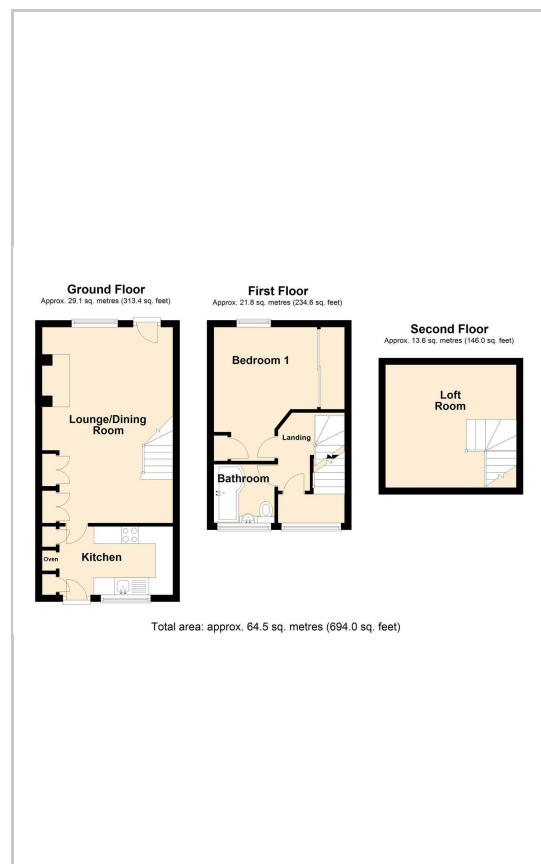
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Area Map



Floor Plans



Energy Efficiency Graph

