



# Inglebys

Estate Agents



## 44 Hartington Street

Loftus, TS13 4SB

**£550 Per Calendar Month**



Available to move into immediately, this beautifully presented 3-bedroom end-terraced property has been fully refurbished throughout. With a tasteful colour scheme and neutral decor, early viewing is strongly advised.



Council Tax Band: Band-A.

EPC Rating: D-Rating.

### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

### Entrance Hall

UPVC door to the front aspect. Radiator. Stairs to the first floor.

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

UPVC double glazed window. Electric fire in a 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 1 1/2 bowl sink with single drainer & mixer tap. Electric hob. Extractor hood. Single electric oven. Plumbing for washing machine. Wall-mounted combi boiler. Under-stairs storage cupboard. UPVC double glazed window to the rear aspect. Radiator. Vinyl mosaic tile effect flooring.

### Rear Hall

UPVC door opens to the rear yard. Radiator. Vinyl mosaic tile effect flooring.

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

White panel bath with shower above. Pedestal hand basin. Low level W/C. UPVC double glazed window to the side aspect. Radiator. Extractor fan. Vinyl flooring.

### First Floor

#### Landing

UPVC double glazed window to the rear aspect. Carpeted.

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

UPVC window to the front aspect. Radiator. Carpeted.

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

UPVC window to the rear aspect. Radiator. Carpeted.

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

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

### External

Enclosed rear yard with secure gated access to the alley.

### 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.

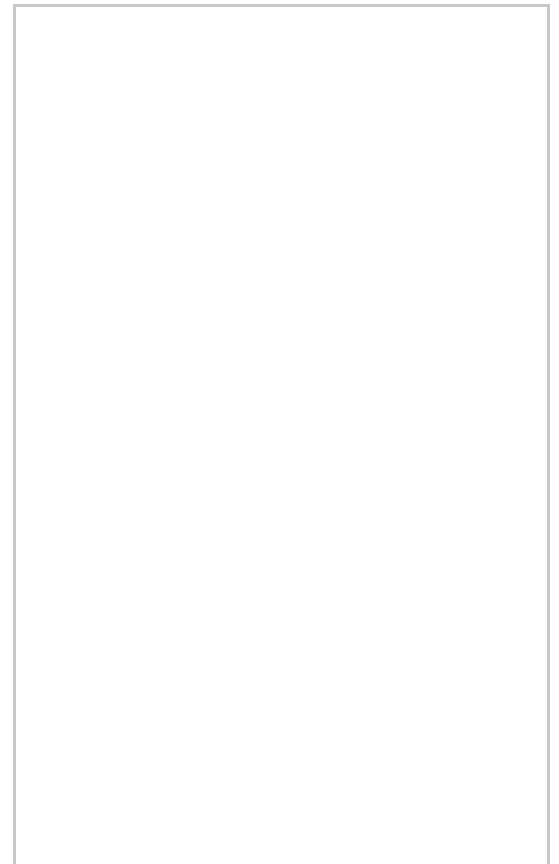
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

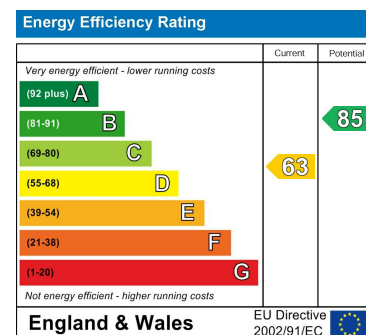
## Area Map



## 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