



# Inglebys

Estate Agents



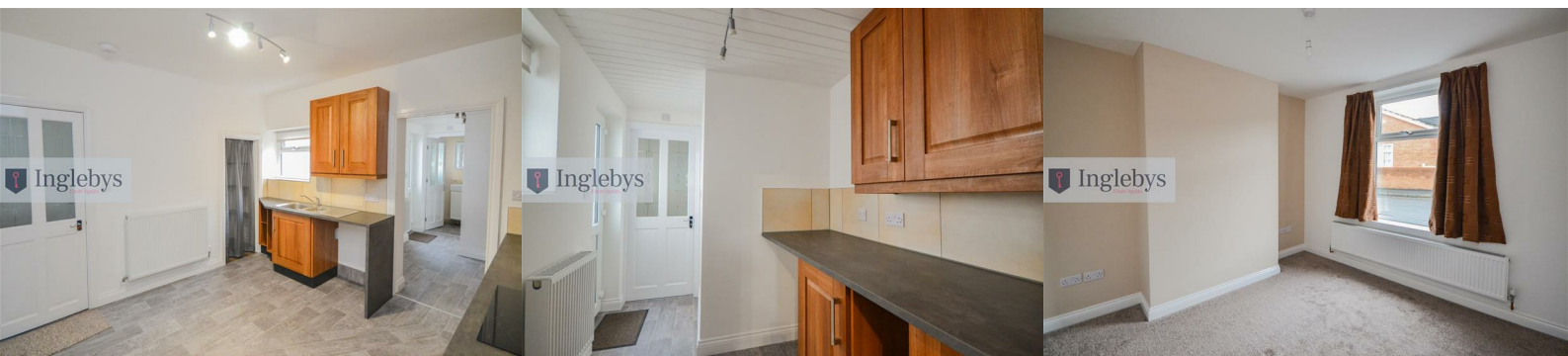
## 12 Tweed Street

Loftus, TS13 4LS

**£575 Per Calendar Month**



Recently refurbished to a fabulous standard throughout, a spacious 3-bedroom terraced residence available to rent immediately.



Benefitting from air-source heating, new double glazing & new carpets throughout, this property must be viewed to be fully appreciated.

Council Tax Band: Band-A.

EPC Rating: C-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.

### Living Room 10'11" x 10'9" (3.35m x 3.30m)

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

### Kitchen & Dining Area 11'8" x 10'11" (3.56m x 3.33m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & induction hob. Extractor hood. Plumbing for dishwasher. Tiled splash-backs. UPVC double glazed window to the rear aspect. Under-stairs storage cupboard. Vinyl flooring. Radiator.

### Utility Area 6'3" x 6'0" (1.93m x 1.84m)

Wall & base units matching the kitchen. Plumbing for washing machine. Radiator. Vinyl flooring. UPVC double glazed window & door to the rear yard.

### Ground-Floor Shower Room 7'4" x 5'11" (2.26m x 1.81m)

Walk-in shower cubicle. Low-level W/C. Hand basin in the vanity unit. Chrome heated towel rail.

### First Floor

#### Bedroom One 12'10" x 10'10" (3.92m x 3.32m)

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

#### Bathroom

Lime plastered shower area with thermostatic mixer shower. Panel bath. Pedestal hand basin. Low-level W/C. UPVC double glazed window. Vinyl flooring. Chrome heated towel rail.

### Second Floor

#### Bedroom Two 12'11" x 11'3" (3.94m x 3.45m)

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

#### Bedroom Three 10'7" x 8'0" (3.23m x 2.44m)

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

### External

#### Rear Elevation

Enclosed courtyard with 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.

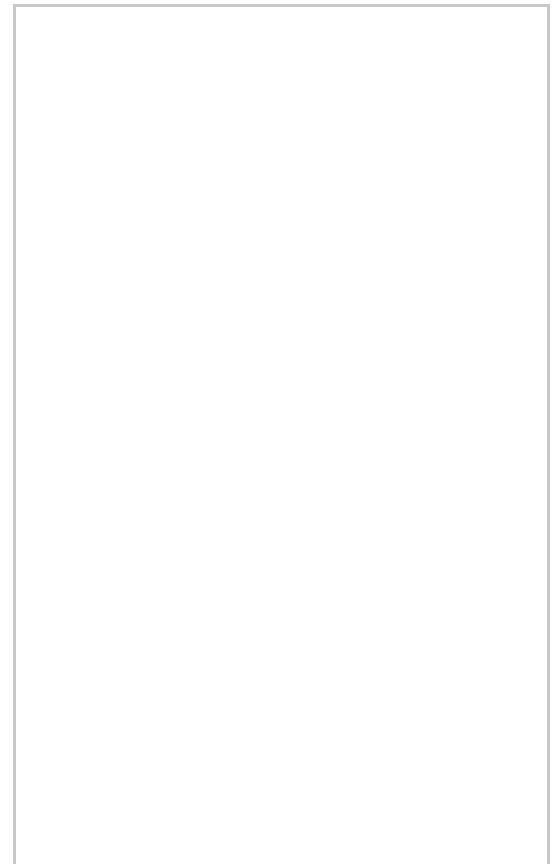
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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