



12 Seymour Hill Terrace

Loftus, TS13 4HX

Offers In The Region Of £115,000



Nestled in the charming Seymour Hill Terrace in Loftus, this terraced house is a hidden gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers a comfortable and inviting living space for you to call home.



Conveniently located, this house is centrally situated for all local amenities, ensuring that everything you need is just a stone's throw away. Tucked away behind the Market Place, you'll enjoy a peaceful atmosphere while still being close to the heart of the town.

For nature enthusiasts, this property is a short drive from the breathtaking North York Moors National Park and the picturesque Cattersty Sands beach in Skinningrove. The proximity to coastal routes also offers endless opportunities for scenic drives and seaside adventures.

Whether you're looking for an ideal bolt hole to escape the hustle and bustle of city life or a cosy family home to create lasting memories, this property caters to all your needs. The charm of this house combined with its convenient location makes it a must-see.

Don't miss out on the chance to make this house your own. Early viewing is highly recommended to secure this fantastic opportunity.

Tenure: Freehold
Council Tax: Redcar & Cleveland A
EPC Rating: Await EPC

Front Aspect

Steps to the small front garden, uPVC door to

Entrance Hall

uPVC double glazed door to the front aspect. Stairs to first floor. Radiator.

Living Room 12'11" x 12'2" (3.95m x 3.73m)

Laminate floor. uPVC double glazed bay window to front aspect, with wooden panelling, coving, ceiling cornice, electric fire in feature surround, radiator.

Dining Room 12'0" x 9'9" (3.66m x 2.99m)

uPVC double glazed window to the rear aspect, electric stove effect fire in ornate fire surround, radiator, under-stairs storage cupboard. laminate flooring

Kitchen 15'9" x 6'2" (4.81m x 1.88m)

Range of base units, laminate worktops, with breakfast bar, slot in electric oven and hob, sink with drainer and mixer tap, plumbing for washing machine, wall mounted combi boiler (installed 2022 - with initial 10 year warranty) uPVC window, uPVC door to the rear yard.

Stairs to the First Floor

Shower Room 15'10" x 6'3" (4.84m x 1.93m)

Large newly fitted shower room with glazed shower cubicle, low level w/c, wash hand basin on vanity unit, chrome towel rail, radiator uPVC window

Bedroom One 11'11" x 9'4" (3.65m x 2.86m)

uPVC double glazed window to the front aspect, radiator, carpet.

Bedroom Two 3.03m x 3.34m

Carpet. uPVC double glazed window to rear aspect. Radiator.

Bedroom Three 2.57m x 2.12m

uPVC double glazed window to front aspect, carpet.

Externally

Front
Accessed via steps, small front garden and seating area

Rear
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.

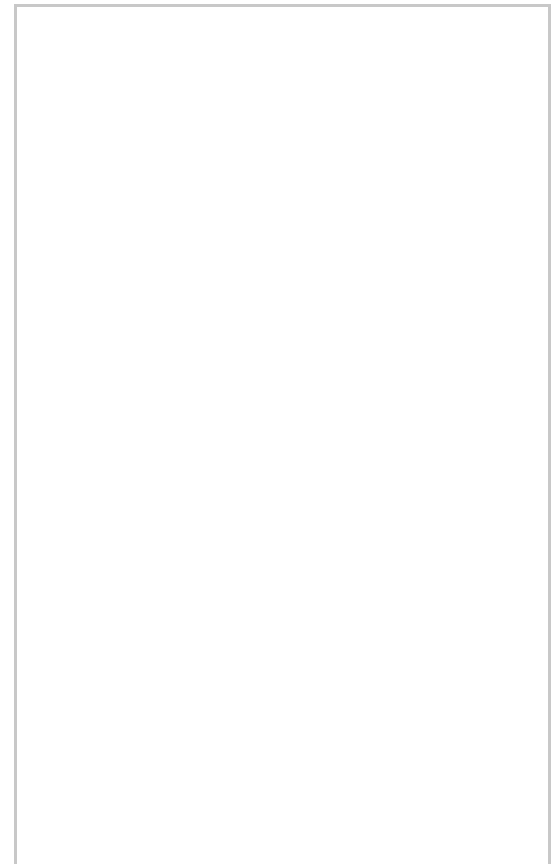
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

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	

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.

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