



  
**Grimwood**  
ESTATES

## 48 HIGH STREET LOFTUS, SALTBURN-BY-THE-SEA

Offers In Excess Of  
£100,000

A quaint two bedroom mid terraced cottage situated in the heart of Loftus's 'up & coming' High Street, ideally situated close to all local amenities and within reasonable driving distance of Whitby and the North Yorkshire Moors National Park providing an ideal second home or holiday let opportunity.

- Pleasant cottage in the heart of town
- Gas central heating via a combination boiler
- Fully fitted modern kitchen

## Lounge / dining area

15'4" x 12'11"

Bow window to the front aspect.

Radiator.

TV point.

'Adam' style fire surround housing an electric fire with a granite back and hearth.

Inset spot lighting.

Door providing access to the stairs.

Door leading to the kitchen.

## Kitchen

8'6" x 6'11"

Fully fitted kitchen with modern wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with mixer tap and tiled splash backs.

Built in electric oven and gas hob with a stainless steel extractor hood.

Door leading to the utility / cloaks WC.

## Utility / Cloaks / WC

Door leading to the external.

Fitted modern wall units.

Plumbing for an automatic washing machine.

Wash hand basin.

Low level WC.

## First floor landing

Doors leading to all first floor rooms.

Staircase leading to bedroom two / loft room.

Double glazed door leading to the decked terrace.

## Bedroom one

12'10" x 10'7"

Window to the front aspect.

Radiator.

Built in cupboard housing the combination boiler.

Built in under stairs storage cupboard.

## Bathroom / WC

9'5" x 6'7"

Window to the rear aspect.

Four piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath and shower cubicle.

Heated towel rail.

Tiled effect linoleum flooring.



- Accommodation across three floors
- First floor bathroom
- Rear yard and first floor terrace
- Ground floor WC

## Bedroom two / loft

11'6" x 11'7"

'Velux' window to the rear aspect.

Exposed beams.

Inset spot lights.

Radiator.

## Externally

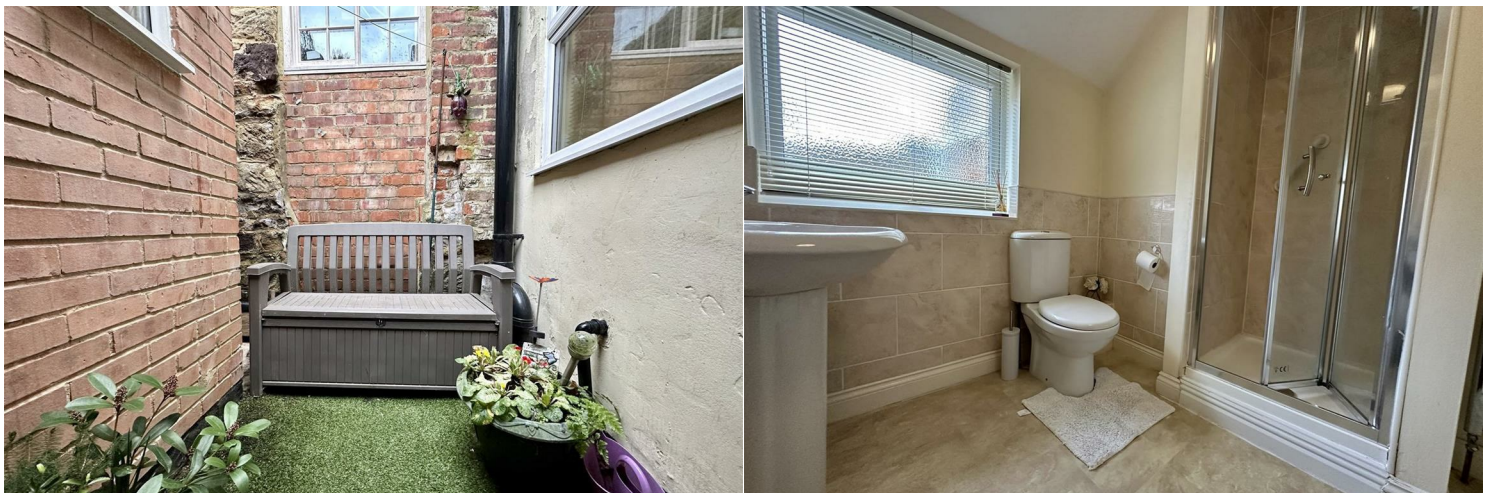
There is an enclosed yard to the rear of the property and a decked terraced area off the first floor landing.

## Loftus

Close to some lovely sandy beaches and excellent walking trails, Loftus is well placed for residents wishing to explore the beautiful surrounding countryside along with the popular & nearby seaside towns of Saltburn and Whitby.

Loftus market square has an array of amenities, including a Co-operative supermarket, Hairdressers, doctors surgery and a library. A leisure centre is situated on the outskirts of town.

The A174 provides an easy commute southwards to Whitby and north to Middlesbrough.



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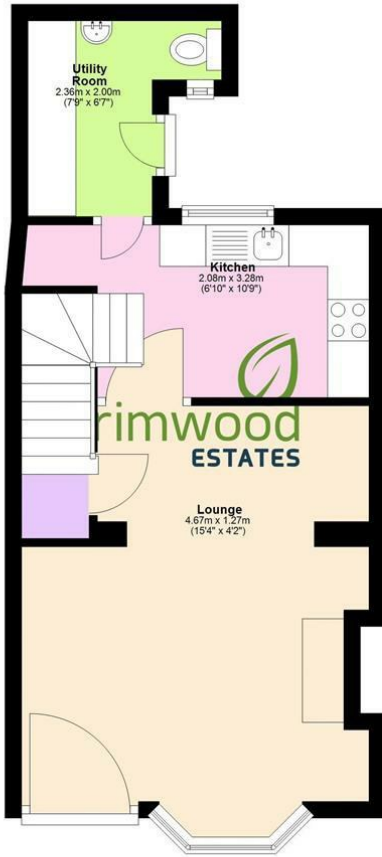


## Additional Information

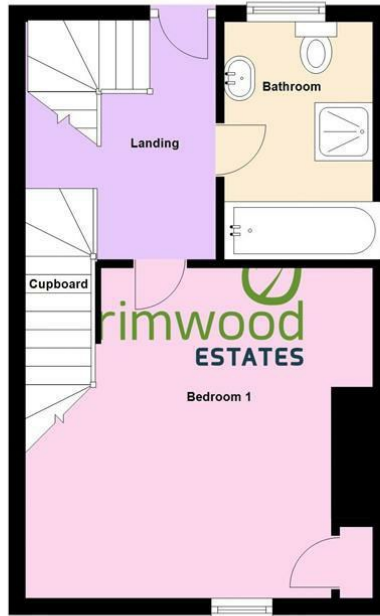
**Local Authority** -  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

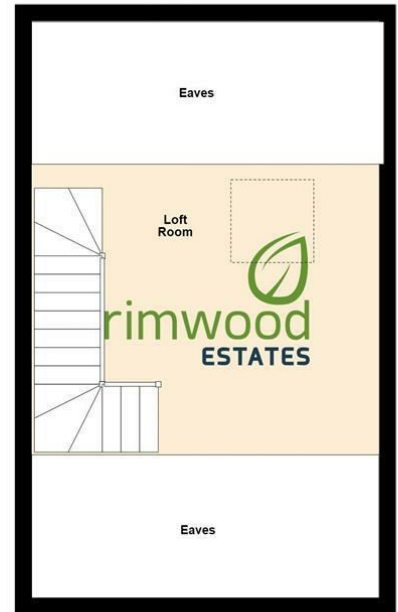
Ground Floor



First Floor



Second Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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