

CO-OPERATIVE CLOSE, LOFTUS, TS13 4RR



- ▲ Semi Detached Property
- ▲ Three/Four Bedrooms
- ▲ Extensively Refurbished
- ▲ Brilliant Family Size Home

- ▲ Off Street Parking
- ▲ Garage
- ▲ Low Maintenance Rear Garden

£140,000

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A perfect size family home with many upgrades and improvements including new modern style kitchen and bathroom, windows and doors, central heating, fully re-skimmed and wood burner. Brilliant for exploring the North Yorkshire Moors and coastline. Early viewing is highly recommended to fully appreciate this family home.

GROUND FLOOR

ENTRANCE PORCH - 1.93m x 1.45m (6'4" x 4'9")

With sliding patio entrance door, grey oak vinyl flooring, UPVC windows and modern style composite door to the hall.

HALL - 1.83m x 3.4m (6' x 11'2")

With wide plank oak laminate flooring, under stairs storage cupboard, radiator, and fully glazed door to the living room.

LIVING ROOM - 3.76m (12'4") x 3.4m (11'2") increasing to 4.22m (13'10") into the bay

A light and bright bay windowed room with wide plank oak laminate flooring, wood burning stove with oak mantel and stone hearth, radiator and opening through to the dining room.

DINING ROOM - 2.8m x 2.8m (9'2" x 9'2")

With oak laminate flooring flowing through from the living room, feature lighting, radiator, UPVC French doors open to the rear garden and opening through to the kitchen.

KITCHEN - 2.87m (9'5") x 3.23m (10'7") reducing to 2.74m (9')

A modern style matt grey fitted kitchen with slimline square edge worktops and upstands, integrated electric oven, microwave and hob with glass splashback and extractor hood, integrated washing machine and fridge freezer. A storage cupboard houses the Worcester combi boiler, UPVC window overlooking the rear garden and a modern style composite door opens onto the driveway.

FIRST FLOOR

LANDING - With modern style panelled doors to all rooms, downlighters and UPVC window.

BEDROOM ONE - 3.86m (12'8") reducing to 2.92m (9'7") x 4m (13'1") reducing to 3.53m (11'7")

A generous room with neutral decoration and carpet, radiator and UPVC window.

TO VIEW: Tel: 01642 285041

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BEDROOM TWO - 3.86m (12'8") reducing to 3.2m (10'6") x 3m (9'10")

A nicely presented double room with feature wall and grey carpet, radiator and UPVC window.

BEDROOM THREE - 2.74m (9') reducing to 1.68m (5'6") x 2.3m (7'7") reducing to 1.02m (3'4")

Currently used as a dressing room with grey carpet, radiator, UPVC window and door to the staircase to the second floor.

BATHROOM - 2.44m x 1.7m (8' x 5'7")

White modern suite with over bath thermostatic shower unit with rinser attachment, extractor fan, white high gloss vanity storage unit, chrome ladder radiator, contrasting vinyl flooring, fully UPVC clad walls and ceiling with downlighters and twin UPVC windows.

SECOND FLOOR

LOFT ROOM - 5.7m x 3.15m (18'8" x 10'4")

Currently used as a roomy double bedroom with neutral décor including grey carpet, masses of eaves storage, radiator, and twin Velux style roof windows.

EXTERNALLY

GARDENS & PARKING - Laid to lawn frontage with paved pathways, concrete driveway to the garage with up and over door and to the rear there is a low maintenance garden with gravel and raised wooden sundeck.

AGENTS REF: - CF/LS/RED230580/09022024

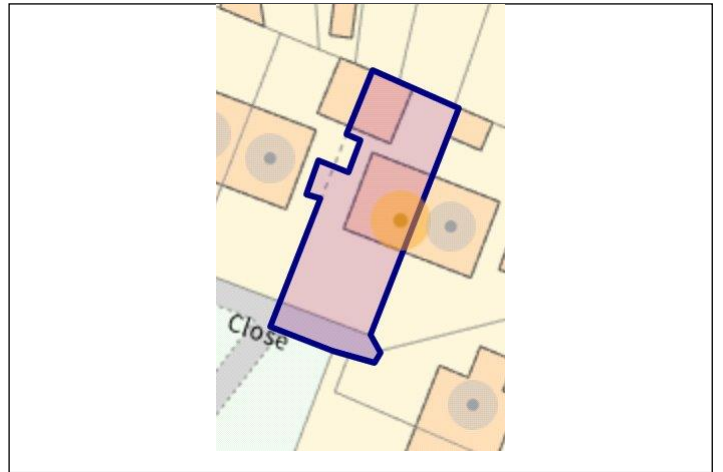
Council Tax Band: B **Tenure:** Freehold

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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

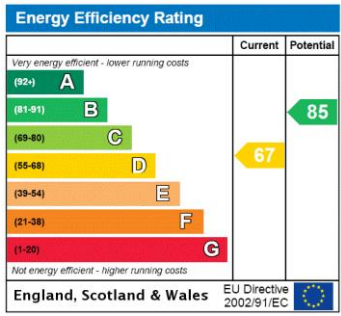
1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.

TOTAL FLOOR AREA: 1137 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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