

## NORTH ROAD, LOFTUS, TS13 4HP



- ▲ Terraced Property
- ▲ Four Double Bedrooms
- ▲ Four Floors with Ground Floor Commercial Unit
- ▲ Fantastic Versatile Property Spanning Approximately 2,800 Sq. Ft

- ▲ Nicely Positioned for the North Yorkshire Moors National Park
- ▲ Original Characterful Features Throughout
- ▲ Family Size Kitchen Diner
- ▲ 20ft Living Room
- ▲ Enclosed Rear Courtyard

**£180,000**

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A unique opportunity to acquire this spacious family property with ground floor sizeable commercial unit. Spanning over 2,800 sq. ft over four floors with original characterful features. Nicely positioned for the North Yorkshire Moors National Park, Cleveland Way, Whitby and Saltburn-by-the-Sea. Early viewing is essential to fully appreciate the position and scale of this excellent property.

**GROUND FLOOR**

**COMMERCIAL UNIT - 4.32m x 7.87m (14'2" x 25'10")**

With double doors opening to the front of the property and opening through to further units.

**COMMERCIAL UNIT TWO - 4.20m x 6.71m (13'9" x 22')**

With entrance door from the front of the property and opening through to further unit.

**COMMERCIAL UNIT THREE - 5.48m x 5.24m (18' x 17'2")**

Located at the rear of the property with further storage area accessed via a staircase.

**KITCHEN/STOREROOM - 1.99m (6'6") reducing to 1.02m (3'4") x 5.56m (18'3") reducing to 4.46m (14'8")**

A high gloss fitted kitchen nicely positioned to service the commercial units, stable style door to the rear courtyard area and original sash style window. Door to the WC.

**WC**

**FIRST FLOOR**

**ENTRANCE HALL - 0.93m x 2.29m (3'1" x 7'6")**

Stepping up from the front of the property, staircase to the first floor, part glazed hardwood door to the kitchen diner.

**KITCHEN DINER - 4.24m (13'11") reducing to 2.39m (7'10") x 6.21m (20'4") reducing to 4.26m (14')**

A fantastic family size kitchen diner with country style fitted kitchen, integrated Bosch electric oven and five ring gas hob with extractor hood, integrated fridge freezer, vinyl flooring, masses of storage throughout and opens through to further kitchen space with plumbing for washing machine, Kardean style flooring, part tiled walls, double glazed hardwood windows, beamed ceiling, staircase to the second floor, doors to the living room and staircase to the ground floor.

**TO VIEW: Tel: 01287 552280**  
10 Chaloner Street, Guisborough, TS14 6QD

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**LIVING ROOM - 4.23m (13'11") increasing to 4.37m (14'4") x 6.39m (21') reducing to 4.18m (13'9")**

A spacious characterful room with traditional style decoration and neutral carpet, wood fire surround with marble insert and hearth and living flame gas fire, radiators and twin hardwood windows.

**SECOND FLOOR**

**LANDING - 2.26m x 3.34m (7'5" x 10'11")**

With staircase to the third floor and panelled doors to all rooms.

**BEDROOM ONE - 4.26m (14') including wardrobes x 4.17m (13'8") reducing to 3.57m (11'9")**

A spacious room with beamed ceiling, fitted wardrobes, radiator and double glazed hardwood window.

**BEDROOM TWO - 3.78m (12'5") plus wardrobes x 3.03m (9'11")**

A double room with fitted wardrobe storage, traditional style decoration, radiator and twin hardwood double glazed windows.

**OFFICE - 4.17m (13'8") reducing to 1.59m (5'3") x 2.71m (8'11") reducing to 2.15m (7'1")**

A versatile space currently used as a home office with radiator, hardwood double glazed window and staircase to bedroom three.

**BATHROOM - 2.50m x 3.39m (8'2" x 11'1")**

A spacious family size bathroom with traditional white suite with separate electric shower, bath with shower rinser attachment, part tiled walls, oak vinyl flooring, shelved storage cupboard housing the Baxi combi boiler, spotlight lighting and a double glazed hardwood window.

**THIRD FLOOR**

**BEDROOM THREE - 4.02m x 4.42m (13'2" x 14'6")**

A nicely presented room with exposed original beams, neutral decoration including carpet, radiator, eaves storage and Velux style roof window.

**BEDROOM FOUR - 4.06m x 3.63m (13'4" x 11'11")**

A characterful room with original exposed beams, storage cupboards, radiator and twin Velux style roof windows.

**EXTERNALLY**

The front of the property is double fronted to the commercial ground floor and steps to the living area. The rear of the property benefits from an enclosed courtyard style garden accessed via the kitchen/storeroom.

- Mains Utilities
- Gas Central Heating
- Mains Sewerage
- No Known Flooding Risk
- No Known Legal Obligations
- Standard Broadband & Mobile Signal
- No Known Rights of Way

**AGENTS REF:** - CF/LS/RED250926/22122025

**Council Tax Band:** A      **Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on

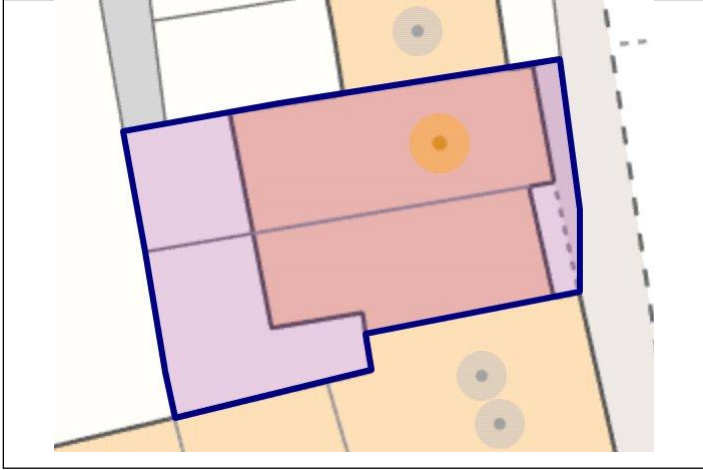
Tel: **01287 552280**



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A photograph of the Michael Poole property consultants storefront at night. The building has a prominent blue neon sign that reads "Michael Poole" in a large, stylized font, with "property consultants" written in a smaller font below it. The storefront features large glass windows displaying various property listings and information. The interior is brightly lit, and the overall scene is illuminated by the blue neon light and the warm interior lights.

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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market

GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR

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