



**25 Tees Street, Loftus, Saltburn-By-The-Sea,
North Yorkshire, TS13 4LW**

A spacious three bedroom terraced property in need of modernisation.



Three spacious bedrooms

Double glazing

Enclosed rear yard

Gas central heating

Bathroom with underfloor heating

Ideal investment opportunity

£39,500

25 Tees Street

Saltburn-By-The-Sea, TS13 4LW

£39,500

Entrance vestibule

Door to:

Hallway

Radiator. Stairs rising to the first floor.

Reception room one 12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed window to the front aspect. Gas fire. Radiator. Double doors opening to second reception room.

Reception room two 11' 10" x 11' 2" (3.60m x 3.40m)

Double glazed window to the rear aspect. Radiator. Under stair storage cupboard.

Kitchen 8' 0" x 8' 0" (2.44m x 2.44m)

Double glazed window to the side aspect. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Electric cooker point. Linoleum flooring. Door to the external.

Bathroom / WC 8' 7" x 5' 11" (2.61m x 1.80m)

Double glazed windows to the side and rear aspects. Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with a shower over. Radiator. Tiled flooring with under floor heating.

First floor landing

Bedroom one 14' 1" x 8' 9" (4.29m x 2.66m)

Double glazed window to the front aspect. Radiator. Built in wardrobe.

Bedroom two 8' 11" x 9' 2" (2.72m x 2.79m)

Double glazed window to the rear aspect. Built in wardrobe.

Bedroom three 11' 1" x 5' 10" (3.38m x 1.78m)

Double glazed window to the front aspect. Radiator.

Externally

There is an enclosed yard to the rear of the property.

MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

Energy Performance Certificate

25, Tees Street, Loftus, SALTBURN-BY-THE-SEA, TS13 4LW

Dwelling type: Mid-terrace house
Date of assessment: 02 October 2018
Date of certificate: 02 October 2018
Reference number: 8397-0626-0029-2007-4083
Type of assessment: RdSAP, existing dwelling
Total floor area: 65 m²

Use this document to:

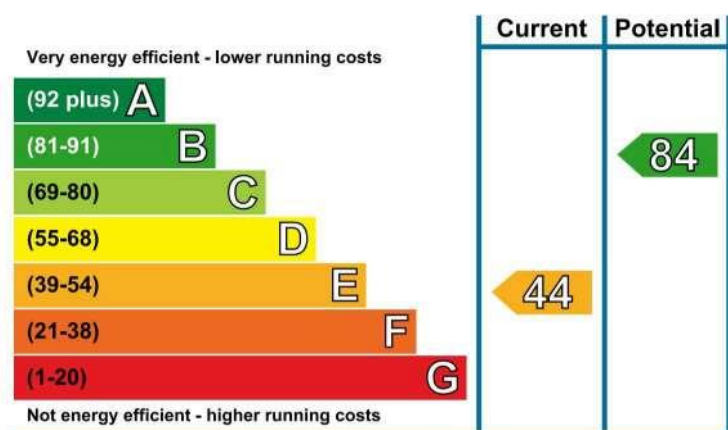
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,723
Over 3 years you could save	£ 1,890

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 144 over 3 years	
Heating	£ 2,748 over 3 years	£ 1,494 over 3 years	
Hot Water	£ 765 over 3 years	£ 195 over 3 years	
Totals	£ 3,723	£ 1,833	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 621
2 Floor insulation (suspended floor)	£800 - £1,200	£ 120
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 105

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.