



Holt Street, TS24 7QL
4 Bed - House - Mid Terrace
£90,000

Council Tax Band: A
EPC Rating: D
Tenure: Freehold



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Holt Street, TS24 7QL

**** NO CHAIN INVOLVED ** NEWLY REFURBISHED **** An extremely spacious four/five bedroom mid terraced house which is spread over three floors. It is warmed by gas central heating which is via combination boiler and has uPVC double glazing. The home itself has undergone a programme of improvements which include a newly fitted kitchen and bathroom, plus newly fitted carpets and flooring, plus the rooms have been redecorated. Briefly comprising: entrance hall, two good size reception rooms, the lounge having a large bay window, fitted kitchen with modern units and includes a built-in oven and hob. Located to the first floor are three bedrooms and a large bathroom/WC, with a huge attic located to the second floor. Externally is a palisade to the front, whilst to the rear of the property is a good size yard. This home is ready to move straight into and should appeal to a first time buyer or an investor for the rental market.

GROUND FLOOR

ENTRANCE VESTIBLE

uPVC double glazed glass panelled door, door opening into the hallway.

HALLWAY

Spindle staircase to first floor.

LOUNGE (BEDROOM 4)

14'5 x 14 (4.39m x 4.27m)

uPVC double glazed bay window to front, radiator.

RECEPTION ROOM

14'2 x 11'11 (4.32m x 3.63m)

uPVC double glazed window to rear, radiator.

KITCHEN

18'10 x 7'10 (5.74m x 2.39m)

Fitted with a range of wall, base and drawer units with illuminating extractor and fan assisted oven, stainless steel sink and drainer, plumbing and recess for washing machine, space for fridge and freezer, uPVC double glazed window to rear, radiator, uPVC double glazed glass panelled door opening onto the rear yard.

FIRST FLOOR HALF LANDING

FAMILY BATHROOM

10'4 x 7'10 (3.15m x 2.39m)

White and chrome suite with panelled bath, shower over, pedestal wash hand basin and low level WC; uPVC double glazed window, radiator.

MAIN LANDING

BEDROOM 1

12'9 x 11'4 (3.89m x 3.45m)

uPVC double glazed window to front, radiator.

BEDROOM 2

13'8 x 11'11 (4.17m x 3.63m)

uPVC double glazed window to rear, radiator.

BEDROOM 3

12'4 x 6'9 (into alcove) (3.76m x 2.06m (into alcove))

uPVC double glazed window to front, radiator.

ATTIC

18'6 x 20'7 (5.64m x 6.27m)

Accessed via fixed staircase from landing, Velux windows to front and rear, uPVC double glazed window to side, two radiators.

EXTERNALLY

To the rear of the property is an enclosed yard with gated access, whilst to the front is a small palisade.

NB

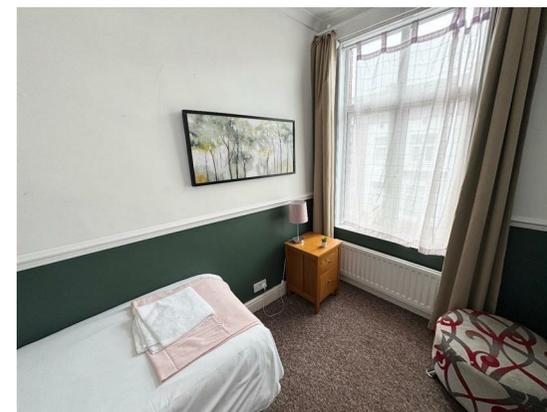
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Holt Street
 Approximate Gross Internal Area
 1641 sq ft - 152 sq m



Not to Scale. Produced by The Plan Portal 2025
 For Illustrative Purposes Only.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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