



Bloronge Court, Ingleby Barwick, TS17 5DL
4 Bed - House - Detached
£1,300 PCM

Council Tax Band: D
EPC Rating: C
Tenure:



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FRIENDS**
ESTATE AGENTS



Blorenge Court, TS17 5DL

Available to let immediately, this spacious four-bedroom detached family home is situated in the highly sought-after Roundhill area of Ingleby Barwick, offering generous living accommodation and excellent access to local amenities and transport links.

The accommodation begins with a welcoming entrance hallway leading into a bright and spacious lounge. Double doors open through to the dining room, where French doors provide access to the enclosed west-facing rear garden, creating the perfect space for family living and entertaining.

The ground floor also features a fitted kitchen, separate utility room and a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, with two benefiting from fitted wardrobes. The master bedroom also enjoys the added convenience of an en-suite shower room. Completing the accommodation is the family bathroom, fitted with a white three-piece suite.

Externally, the property boasts a large double-width driveway providing off-road parking for multiple vehicles, an integral garage and a generous enclosed rear garden.

Ideally located close to highly regarded schools, local shops, supermarkets and everyday amenities, the property also offers excellent commuter links via the A66, A19 and A174, making it the perfect home for families or working professionals.

Early viewing is highly recommended to appreciate the size, location and accommodation on offer.

UNFURNISHED

REQUIRED EARNINGS: Tenants £39,000pa; Guarantor, if required £46,800pa

RENT £1,300

BOND £1,500









Ground Floor



Floor 1



Approximate total area⁽¹⁾

1205 ft²
111.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

83

70

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.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk

