

Owls Grove, Ingleby Barwick, TS17 5HH
3 Bed - House - Semi-Detached
£900 PCM

Council Tax Band: C
EPC Rating: C
Tenure:

SMITH & FRIENDS
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Owls Grove, TS17 5HH

Situated in the highly sought-after Roundhill area of Ingleby Barwick, this well-presented three-bedroom semi-detached property is available to let immediately. Benefiting from new carpets fitted throughout, spacious accommodation and excellent outdoor space, this property is an ideal family home.

The property briefly comprises an entrance hallway leading into a spacious lounge, featuring an attractive feature fireplace and a large bay window which floods the room with natural light. To the rear is a well-proportioned kitchen/diner, providing ample space for dining and benefiting from French doors opening directly onto the rear garden, creating an ideal space for everyday living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from its own separate en-suite shower room. A family bathroom, fitted with a white three-piece suite, serves the remaining bedrooms.

Externally, the property benefits from a driveway providing off-road parking and leading to a single detached garage. To the rear is a particularly attractive, large enclosed west-facing garden, offering an excellent outdoor space to enjoy the afternoon and evening sunshine.

Ideally located within the popular Roundhill development of Ingleby Barwick, the property is conveniently positioned close to local shops, highly regarded schools, supermarkets and a wide range of everyday amenities. Excellent transport links provide easy access to the A66, A19 and A174, making this an ideal location for commuters.

Early viewing is highly recommended to avoid disappointment.

UNFURNISHED, Subject to Conditions
Tenant Affordability Income - £27,000 - Guarantor Affordability Income - £32,400
Monthly Rent £900 PCM
Bond £1,038

(Application is subject to a Holding Fee - please refer to our website for further details)



























Approximate total area(1)

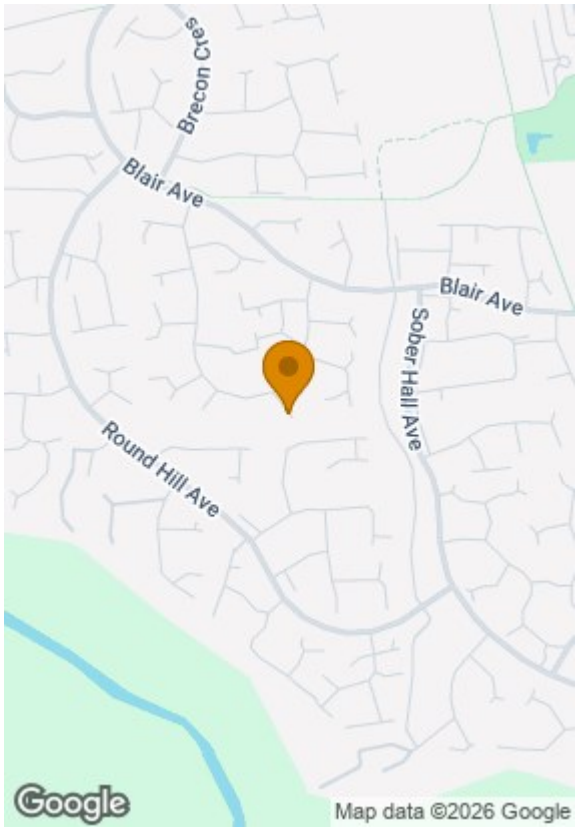
801 ft²

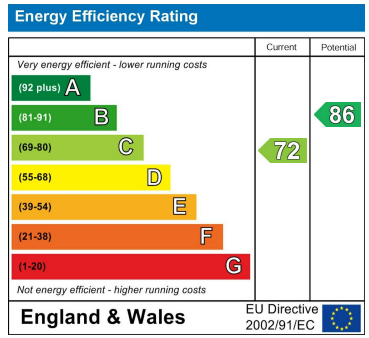
74.4 m²

(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





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.

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