



Pothos Road, Ingleby Barwick, TS17 0GA
4 Bed - House - Detached
£1,750 Per Calendar Month

Council Tax Band: E
EPC Rating: B
Tenure:



SMITH &
FRIENDS
ESTATE AGENTS



Pothos Road, TS17 0GA

**** AVAILABLE IMMEDIATELY ****

**** FULLY FURNISHED ****

Situated within the highly sought-after Becksde Manor development in Ingleby Barwick, this immaculate four-bedroom detached new build home on Pothos Road is offered to the market fully furnished and available for immediate occupancy.

Finished to an exceptional standard throughout, the property offers spacious and versatile accommodation ideal for families and professional tenants alike. Upon entering, a welcoming and spacious entrance hallway leads to a generous bay-fronted lounge, alongside a separate reception room currently utilised as a home office, providing excellent flexibility for modern living.

The true heart of the home is the stunning 20ft+ open-plan kitchen/diner to the rear, featuring contemporary fittings and ample dining space, perfect for entertaining and everyday family life. French doors open directly onto the beautifully maintained south-facing rear garden, which enjoys a private, non-overlooked aspect. A separate utility room and convenient downstairs WC complete the ground floor accommodation.

To the first floor are four generously proportioned bedrooms, with the impressive master bedroom benefitting from a stylish en-suite shower room. A modern family bathroom featuring a separate shower cubicle serves the remaining bedrooms.

Externally, the property occupies an enviable end plot and benefits from a detached single garage together with driveway parking for two vehicles.

Ideally positioned within catchment for highly regarded schools and close to a wide range of local shops, amenities and leisure facilities. The property also offers excellent commuter access to the A66, A19 and A174.

Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK

FURNISHED / NO SMOKERS /

Tenant Income - £52,500 pa / Guarantor Income - £63,000 pa

Monthly Rent - £1,750 pcm

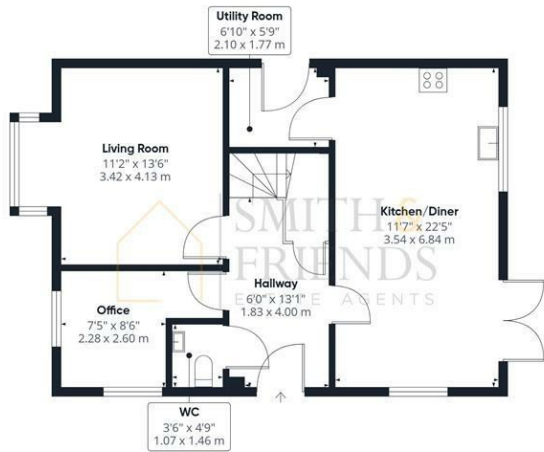
Bond - £2,019

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









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1511 ft²
140.3 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		92
(81-91)	B	85	
(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	

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

