



Brough Field Close, Ingleby Barwick, TS17 5AT
3 Bed - House - End Terrace
£875 Per Calendar Month

Council Tax Band: C
EPC Rating: C
Tenure:



**SMITH &
FRIENDS**
ESTATE AGENTS



Brough Field Close, TS17 5AT

**** Available Immediately ****

**** 3 Bed End Terrace with allocated Driveway Parking For 2 Cars ****

Situated within the sought-after Broomhill area of Ingleby Barwick, this beautifully presented three-bedroom end terraced home is available immediately and offers modern, spacious living ideal for families and professionals alike.

The property opens into a stylish contemporary lounge, complete with a striking media wall and electric fire, creating a perfect focal point for relaxing and entertaining. To the rear, the impressive modern kitchen/diner features integrated fridge/freezer and ample dining space, with patio doors leading out to a generous rear garden – perfect for families to enjoy and for summer gatherings.

The ground floor also benefits from a convenient downstairs W/C.

To the first floor are three well-proportioned bedrooms, comprising two doubles and one single, alongside a modern family bathroom finished to a high standard.

Externally, the property boasts a large enclosed rear garden and driveway parking to the side for two vehicles.

Ideally located close to highly regarded schools and offering excellent transport links to the A19, A174 and A66, this fantastic home is perfectly positioned for commuters.

Early viewing is highly recommended to appreciate the quality and space on offer - **CONTACT SMITH & FRIENDS INGLEBY BARWICK**

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.

REQUIRED EARNINGS: Tenants £26,250pa; Guarantor, if required £31,500pa

RENT £875 PCM

BOND £1,009

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









Ground Floor



Floor 1



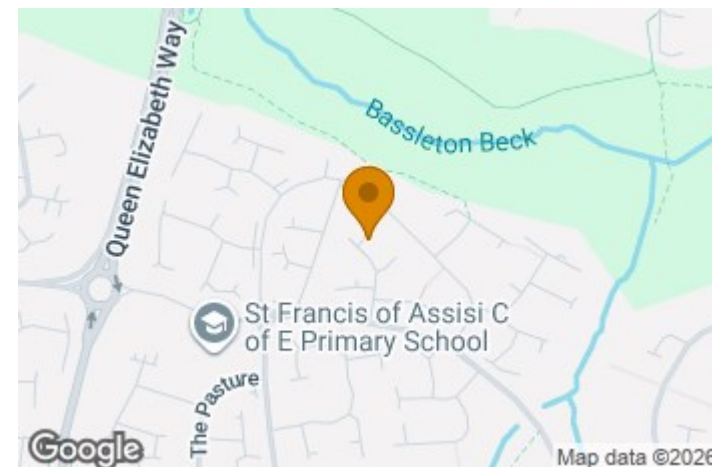
Approximate total area¹⁾

635 ft²
58.8 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		86
(69-80) C	69	
(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

