



Cradoc Grove, Ingleby Barwick, TS17 5EE
3 Bed - House - Semi-Detached
£995 Per Month

Council Tax Band: C
EPC Rating: D
Tenure:



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Cradoc Grove, TS17 5EE

**** AVAILABLE TO LET IMMEDIATELY ****

**** NEWLY DECORATED THROUGHOUT ****

Situated in the popular Roundhill area of Ingleby Barwick, this beautifully refreshed three-bedroom semi-detached property is tucked away in a quiet cul-de-sac location. Recently decorated throughout and featuring new flooring and a newly installed family bathroom, this home is ready to move straight into.

Upon entering, the property offers an entrance hall and a kitchen to the left, alongside a professionally converted garage providing a versatile additional reception room – ideal as a home office, snug or playroom.

To the rear, a spacious and light-filled living room boasts French doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and its own WC, while the newly installed family bathroom completes the first-floor accommodation.

Externally, the property offers a block-paved driveway with parking for up to three vehicles. To the rear is a larger-than-average, low-maintenance garden, featuring a patio area, composite decked seating area and an additional timber decking space – perfect for relaxing or entertaining.

Ideally located close to local schools, shops and everyday amenities, the property also benefits from excellent transport links to the A66, A19 and A174, making it a convenient choice for commuters.

Early viewing is highly recommended. Available to let immediately.

UNFURNISHED - Subject to Terms & Conditions.

REQUIRED EARNINGS: Tenants £29,850pa; Guarantor, if required £35,820pa

RENT £995 PCM

BOND £1148

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









Ground Floor



Floor 1



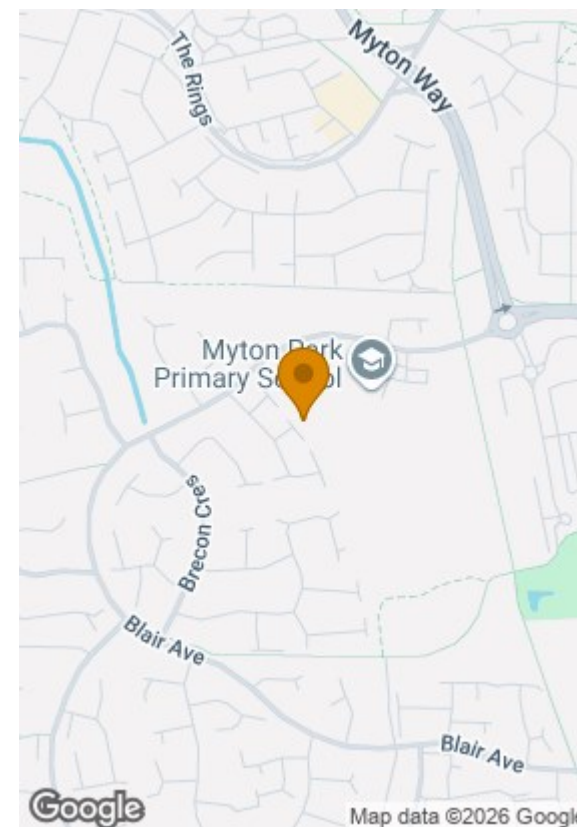
Approximate total area⁽¹⁾

799 ft²
74.3 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

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