

Hilcott Close, TS17 5AQ
3 Bed - House - End Terrace
£220,000

EPC Rating: C
Tenure: Freehold
Council Tax Band: D

SMITH & FRIENDS
ESTATE AGENTS

Hilcott Close
Ingleby Barwick TS17 5AQ

Perfectly positioned within a quiet cul-de-sac in the highly desirable Broomhill area of Ingleby Barwick, this beautifully presented three-bedroom end-terrace townhouse offers spacious, versatile accommodation that is ideal for first-time buyers, young families or those looking to upsize.

The welcoming entrance hallway features a useful storage cupboard and a convenient ground floor WC. To the front of the property, the modern fitted kitchen enjoys an abundance of natural light from its large window, while to the rear, the spacious living room benefits from an additional storage cupboard and French doors opening onto the enclosed rear garden, creating an ideal space for both relaxing and entertaining.

The first floor offers two generous double bedrooms, one of which includes fitted sliding wardrobes, together with a contemporary family bathroom fitted with a three-piece suite.

Occupying the entire second floor is the impressive master bedroom, providing a luxurious retreat with a dedicated dressing area, made-to-measure fitted wardrobes and a stylish, spacious en-suite shower room.

Externally, the property enjoys driveway parking leading to a single garage. The enclosed west-facing rear garden is a particular highlight, offering excellent privacy as it is not overlooked, together with direct access to the garage.

Ideally located close to highly regarded schools, local shops, supermarkets and everyday amenities, the property also benefits from excellent commuter links to the A66, A19 and A174, making it an outstanding choice for buyers seeking both convenience and quality of life.

Early viewing is highly recommended to fully appreciate the space, presentation and superb location this fantastic home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK.
















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GROUND FLOOR

Entrance Hallway
12'10" x 3'8" (3.92m x 1.12m)

Living Room
16'5" x 13'4" (5.01m x 4.07m)

Kitchen
12'9" x 6'3" (3.90m x 1.93m)

WC
6'0" x 2'11" (1.84m x 0.90m)

FIRST FLOOR

Landing
9'8" x 3'8" (2.96m x 1.13m)

Bedroom 2
9'11" x 13'4" (3.04m x 4.07m)

Bedroom 3
11'0" x 11'6" (3.36m x 3.53m)

Bathroom
6'5" x 6'4" (1.97m x 1.94m)

SECOND FLOOR

Landing
3'0" x 3'6" (0.93m x 1.08m)

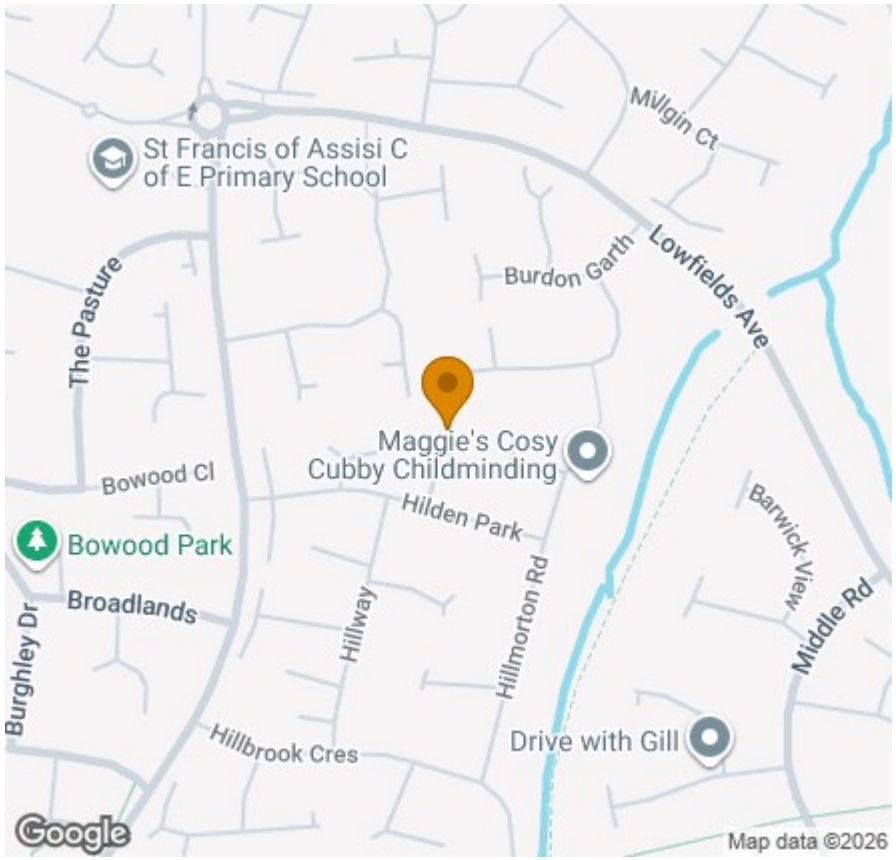
Bedroom 1
12'11" x 9'8" (3.96m x 2.95m)

Dressing Room
10'2" x 6'3" (3.10m x 1.93m)

En-Suite
6'10" x 6'7" (2.10m x 2.02m)

EXTERNALLY

Garage
17'4" x 9'2" (5.30m x 2.80m)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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.

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