



Harebell Close, TS17 0SN
2 Bed - House - Semi-Detached
£139,500

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



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Harebell Close, TS17 0SN

**** SOLD WITH TENANT IN SITU ****

**** PERFECT INVESTMENT OPPORTUNITY ****

Offered to the market with a tenant in situ currently paying £695 PCM, this well-presented two-bedroom semi-detached home represents an ideal opportunity for investors seeking an immediately income-generating property.

Situated within the ever-popular Lowfields area of Ingleby Barwick, the property is ideally positioned close to highly regarded schools, local shops, amenities and benefits from excellent transport links via the A66, A19 and A174.

The accommodation briefly comprises a welcoming entrance leading into a generously sized living room featuring a charming fire and fireplace. To the rear, the property boasts an impressive upgraded modern kitchen, offering stylish and practical living space.

To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a beautifully upgraded family bathroom.

Externally, the property enjoys a large, private rear garden which is not overlooked, providing an excellent outdoor space, together with a driveway offering off-road parking for two vehicles.

A fantastic turnkey investment in one of Ingleby Barwick's most sought-after locations, offering immediate cash flow from day one. Early viewing is highly recommended.

GROUND FLOOR

Entrance

4'8" x 3'9" (1.44m x 1.16m)

Living Room

10'3" x 13'7" (3.14m x 4.16m)

Kitchen

13'3" x 7'9" (4.06m x 2.37m)

FIRST FLOOR

Bedroom 1

10'3" x 12'2" (3.13m x 3.73m)

Bedroom 2

7'0" x 9'2" (2.15m x 2.81m)

Bathroom

6'1" x 6'0" (1.86m x 1.84m)



Ground Floor



Floor 1

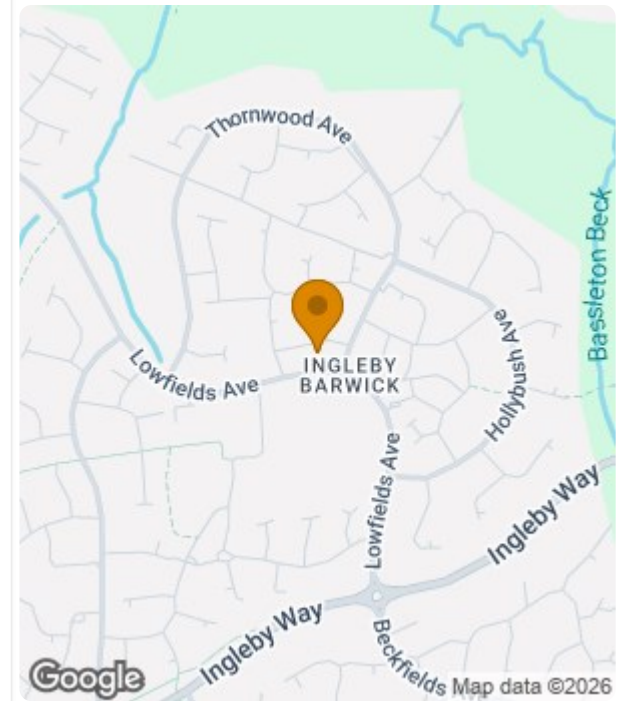


Approximate total area¹⁾
548 ft²
50.9 m²

(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		85
(69-80) C		
(55-68) D	68	
(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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