



**Honddu Court, TS17 5DQ**  
**2 Bed - House - Semi-Detached**  
**Open To Offers £170,000**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Freehold**





## Honddu Court, TS17 5DQ

### An Ideal First-Time Buyer Opportunity

Nestled in a popular cul-de-sac, this beautifully presented home is the perfect choice for first-time buyers. Immaculately maintained both inside and out by the current owner, the property exudes charm and warmth from the moment you arrive.

Inside, the home boasts an elegantly designed and generously sized lounge, featuring a stunning modern central fire that adds both character and a cosy ambiance to the space. The modern kitchen is thoughtfully laid out with underfloor heating and a breakfast bar, flowing seamlessly into the open-plan conservatory—creating a bright and sociable living area. The kitchen also offers internal access to the garage for added convenience.

Upstairs, the property continues to impress with two well-proportioned bedrooms and a spacious, contemporary bathroom complete with both bath and shower facilities.

Externally, the rear garden is fully enclosed and beautifully maintained, featuring a lawn and a dedicated seating area—ideal for relaxing or entertaining. To the front, the home benefits from a generous driveway, a lawned garden, and access to the integral garage.

This truly is a stunning home that's ready to move into - early viewing is highly recommended.

#### Lounge

Front entrance, stairs to upper, carpet flooring, wall mounted fire, 1 x front double glazed window, 1 x side double glazed window, 2 x radiators and coved ceilings.

#### Kitchen

Integrated appliances, breakfast bar, under floor heating, integral garage, open plan with conservatory and spot lights.

#### Conservatory

Double glazed rear doors and under floor heating.

#### Landing

Carpet flooring, loft access (pull down ladder- (boarded and insulated)

#### Bedroom

1 x rear double glazed window, carpet flooring, 1 x radiator and coved ceilings.

#### Bedroom

1 x front double glazed window, carpet flooring, coved ceilings and 1 x radiator.

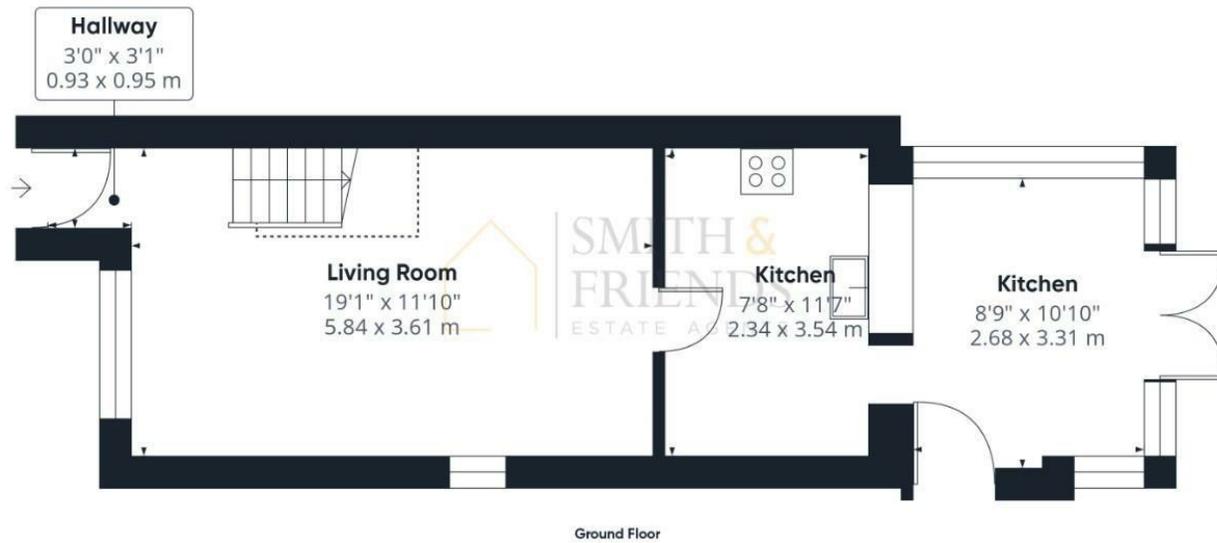
#### Bathroom

1 x side double glazed window, bath, shower, wash hand basin, spot lights, fully tiled and heated towel rail.

#### Externally

Garage, driveway, gardens front and rear.





Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
712 ft<sup>2</sup>  
66.1 m<sup>2</sup>

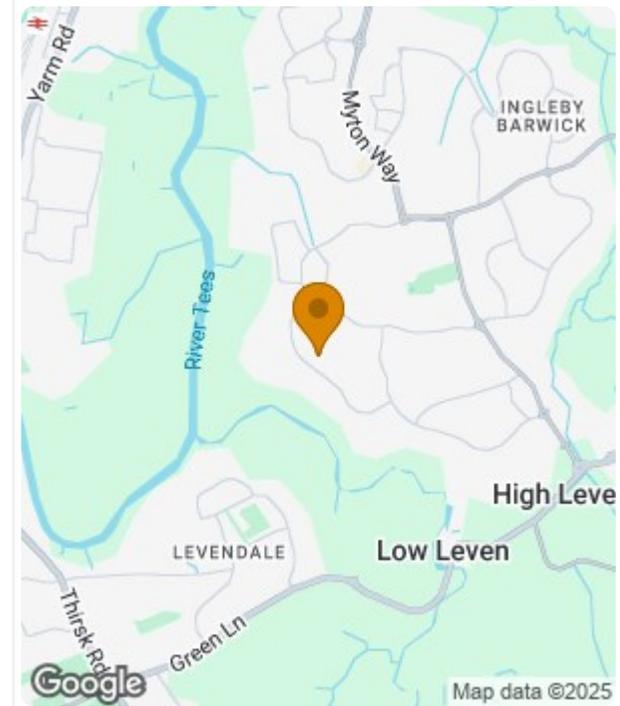
Reduced headroom  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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