



Harebell Close, TS17 0SL
1 Bed - Flat
£90,000

Council Tax Band: A
EPC Rating:
Tenure: Leasehold



SMITH &
FRIENDS
ESTATE AGENTS



Harebell Close, TS17 0SL

** NO ONWARD CHAIN **

** UPGRADED THROUGHOUT **

** PERFECT FOR FIRST TIME BUYERS OR INVESTORS **

Offered for sale with NO ONWARD CHAIN, this beautifully presented one-bedroom flat is located within the highly sought-after 'Lowfields' area of Ingleby Barwick, making it an ideal opportunity for first-time buyers, investors, or those looking to downsize.

The property has been significantly improved by the current owner with a range of recent upgrades including a modern fitted kitchen, stylish shower room, replacement boiler, upgraded electrical consumer unit, and a contemporary composite front door.

Internally, the accommodation comprises a generous and bright living room featuring a large front window, electric fire, and attractive feature fireplace. The upgraded kitchen offers a modern finish with ample storage and workspace, while the spacious double bedroom benefits from fitted wardrobes. Completing the accommodation is a stylish shower room fitted with a large double shower cubicle and sleek white gloss storage units.

Externally, the property occupies a generous corner plot with a private rear garden and a substantial storage shed, ideal for additional storage needs.

Conveniently positioned close to local shops, amenities, and excellent transport links including the A66, A19, and A174, this superb home is ready to move straight into.

Early viewing is highly recommended - CONTACT SMITH & FRIENDS INGLEBY BARWICK

Living Room

14'9" x 12'7" (4.50m x 3.84m)

Kitchen

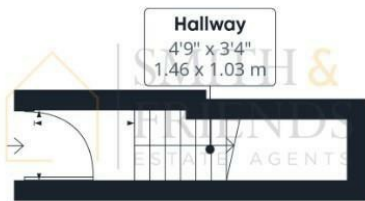
8'3" x 7'3" (2.52m x 2.23m)

Bedroom

10'0" x 8'10" (3.05m x 2.70m)

Shower Room

6'10" x 6'5" (2.10m x 1.98m)



Ground Floor



Floor 1

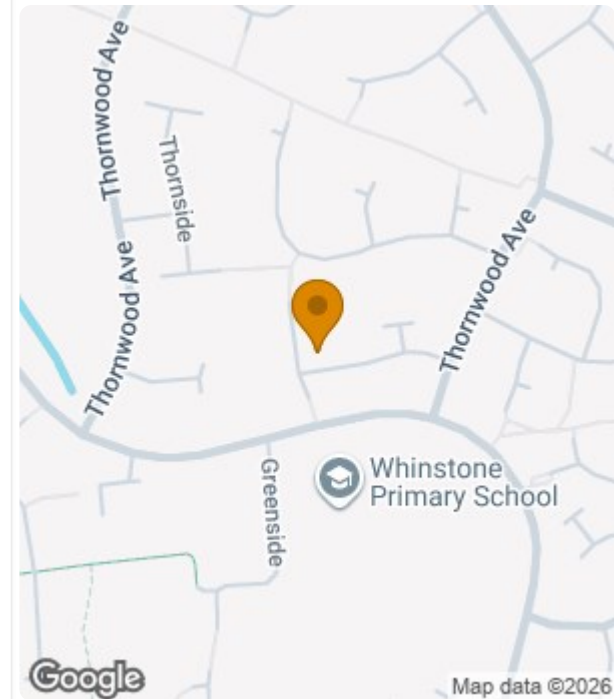


Approximate total area¹⁾
414 ft²
38.5 m²

(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		
(69-80) C		
(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



SMITH & FRIENDS
ESTATE AGENTS