



Leazon Hill, TS17 5AS
3 Bed - House - End Terrace
£159,000

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



SMITH &
FRIENDS
ESTATE AGENTS



Leazon Hill, TS17 5AS

*** NO CHAIN SALE ***

*** IDEAL FOR FIRST TIME BUYER OR INVESTOR LOOKING FOR A BUY-TO-LET ***

NEW TO THE MARKET, with Smith & Friends Estates Agents, this rare three bedroom end terrace property, situated within the sought after Lowfields area of Ingleby Barwick, positioned at the end of a Cul-de-Sac.

The property briefly comprises of; Entrance Porch, Cloakroom/WC with White Suite, Living Room, Fitted Kitchen / Dining Room with Patio Doors to the Rear Garden.

The First Floor has Three Bedrooms and a Family Bathroom/WC.

The property benefits from gas central heating, double glazing, security alarm, good size rear garden and long drive providing ample parking.

For a viewing contact SMITH AND FRIENDS ESTATE AGENTS - Ingleby Barwick

GROUND FLOOR

Living Room

11'7" x 18'1" (3.55m x 5.52m)

Downstairs WC

3'2" x 5'5" (0.99m x 1.66m)

Kitchen / Diner

14'11" x 8'6" (4.55m x 2.61m)

FIRST FLOOR

Landing

3'5" x 8'9" (1.05m x 2.67m)

Bedroom 1

8'5" x 13'9" (2.57m x 4.20m)

Bedroom 2

8'3" x 9'7" (2.53m x 2.94m)

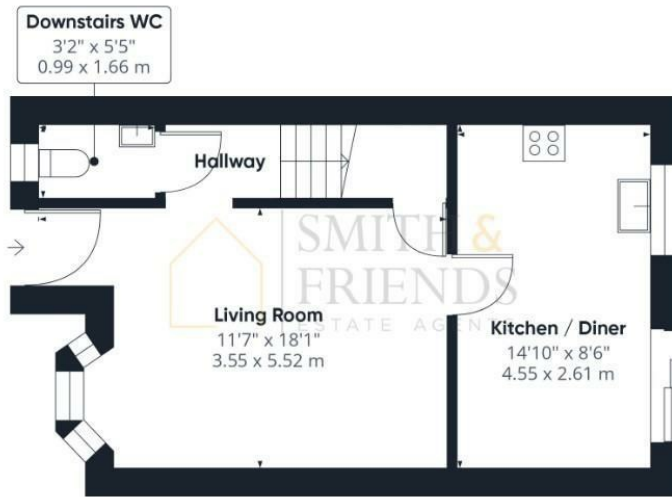
Bedroom 3

6'4" x 7'9" (1.94m x 2.38m)

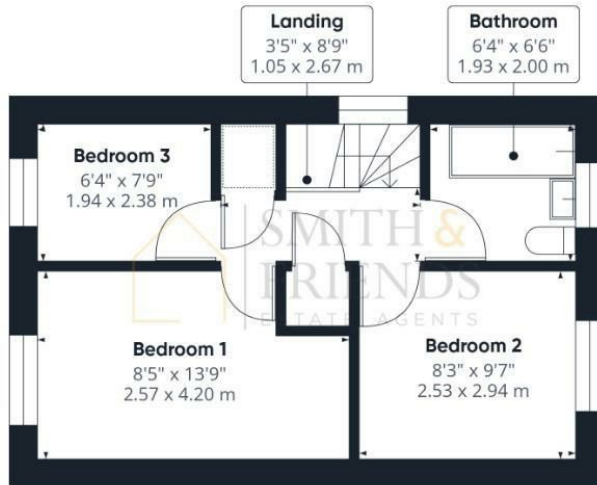
Bathroom

6'3" x 6'6" (1.93m x 2.00m)





Ground Floor



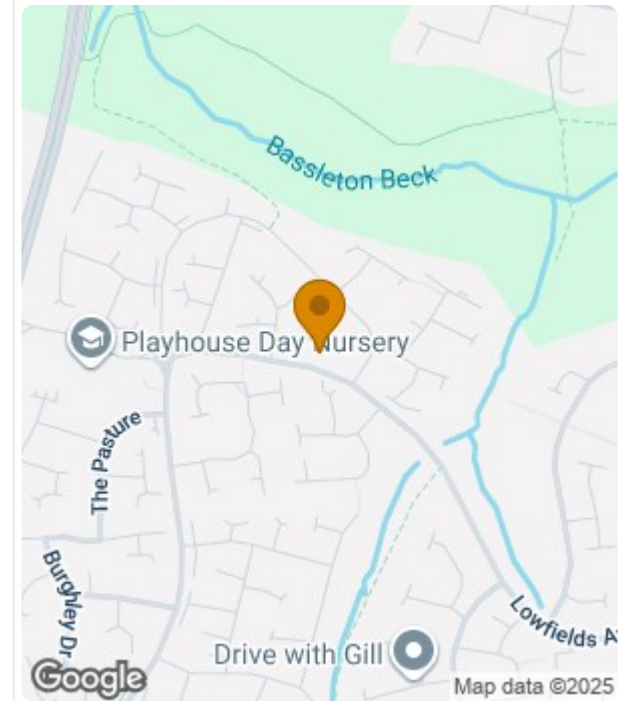
Floor 1

Approximate total area¹⁾
695 ft²
64.5 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 | | 84 |
| (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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