



Harebell Close, TS17 0SN
2 Bed - House - Semi-Detached
£129,950

Council Tax Band: B
EPC Rating:
Tenure: Freehold



SMITH &
FRIENDS
ESTATE AGENTS



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Perfect for first-time buyers, young professionals or investors, this beautifully presented two-bedroom semi-detached home is situated in the highly sought-after Lowfields area of Ingleby Barwick. Offering stylish accommodation, a south-facing garden and excellent transport links, this property is ready to move straight into.

The accommodation briefly comprises a bright and spacious living room, creating a welcoming space to relax and entertain. To the rear, the modern white fitted kitchen features attractive tiled flooring and provides direct access to the rear garden.

To the first floor are two well-proportioned bedrooms, with the particularly generous master bedroom benefiting from fitted sliding wardrobes. Completing the accommodation is a stunning upgraded family bathroom, fully tiled and fitted with a contemporary white suite and an over-bath shower.

Externally, the property offers a private driveway providing off-road parking for two vehicles. To the rear is a fantastic south-facing garden that enjoys a good degree of privacy, as it is not overlooked – the perfect space for outdoor dining or relaxing.

Ideally located close to highly regarded schools, local shops, supermarkets and a wide range of amenities, the property also offers excellent commuter links with easy access to the A66, A19 and A174.

Early viewing is highly recommended to appreciate everything this superb home has to offer - CONTACT SMITH & FRIENDS INGLEBY BARWICK



GROUND FLOOR

Hallway
4'8" x 3'6" (1.43m x 1.09m)

Living Room
10'2" x 13'8" (3.11m x 4.17m)

Kitchen
7'9" x 13'3" (2.38m x 4.06m)

FIRST FLOOR

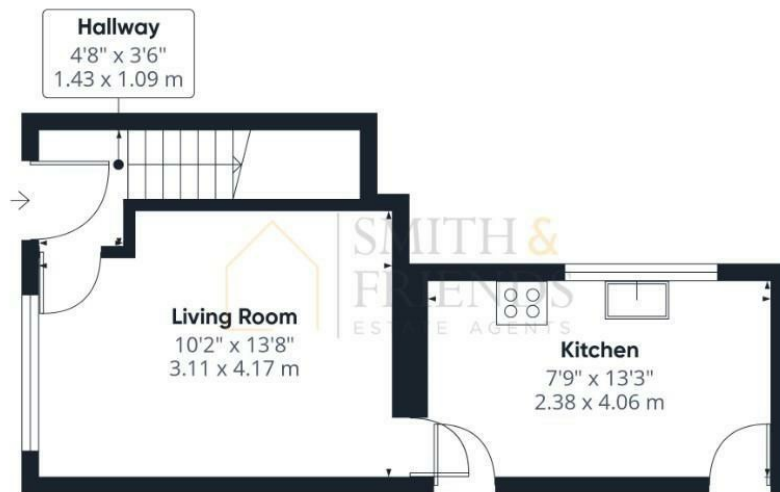
Landing
6'1" x 3'0" (1.87m x 0.93m)

Bedroom 1
10'2" x 12'3" (3.12m x 3.75m)

Bedroom 2
6'11" x 9'2" (2.12m x 2.80m)

Bathroom
6'1" x 5'6" (1.86m x 1.68m)





Ground Floor



Floor 1

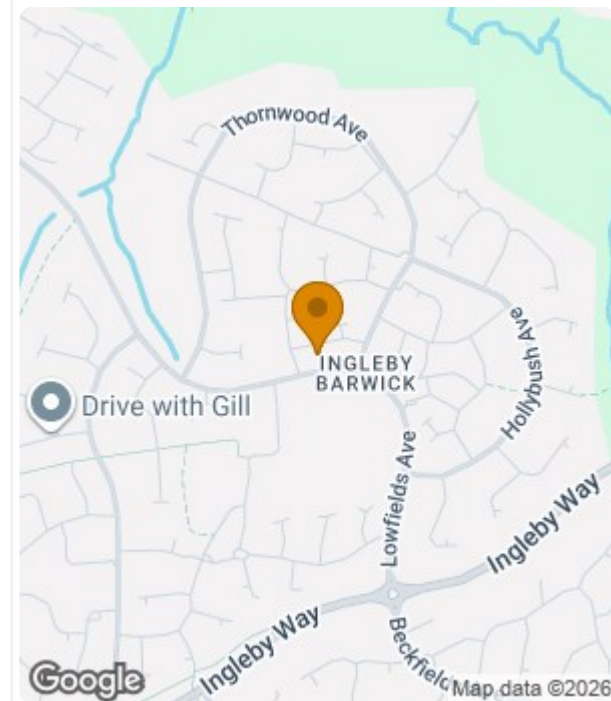


Approximate total area[®]
545 ft²
50.6 m²

(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.

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