



Holystone Drive, TS17 0PW
3 Bed - House - Semi-Detached
£192,500

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



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FRIENDS**
ESTATE AGENTS

Holystone Drive

Ingleby Barwick TS17 0PW

Situated within the ever-popular Sober Hall area of Ingleby Barwick, this beautifully presented three-bedroom semi-detached home offers stylish and spacious accommodation, perfect for first-time buyers, growing families and those seeking a move-in ready property.

Upon entering, a welcoming entrance hall leads into the attractive living room, featuring a charming fireplace and feature fire, creating a warm and inviting living space. To the rear of the property is a superb open-plan kitchen/diner, boasting an impressive upgraded modern kitchen with a range of integrated appliances and ample storage. The kitchen flows seamlessly into the spacious conservatory, providing additional living space and wonderful views over the landscaped rear garden.

Externally, the property enjoys a superb private rear garden which is not directly overlooked, featuring a patio area, well-maintained lawn and a beautiful seating area, ideal for relaxing or entertaining guests. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are two generous double bedrooms and a good-sized single bedroom, with the master bedroom benefiting from fitted wardrobes. The contemporary family bathroom is fitted with a modern three-piece suite and shower over the bath. The loft is partially boarded, providing useful additional storage.

Further benefits include driveway parking and a partially converted garage, currently utilised as a practical storage area.

Ideally located close to highly regarded schools, local shops and a wide range of amenities, the property also offers excellent transport links to the A19, A66 and A174, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the quality, space and location this fantastic home has to offer -
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GROUND FLOOR

Entrance Hallway

5'10" x 6'6" (1.78m x 1.99m)

Living Room

14'1" x 12'0" (4.30m x 3.68m)

Kitchen / Diner

9'10" x 15'5" (3.02m x 4.70m)

Conservatory

10'7" x 11'1" (3.23m x 3.40m)

Storage

10'11" x 9'4" (3.34m x 2.87m)

Garage

5'11" x 9'6" (1.82m x 2.92m)

WC

5'6" x 2'4" (1.70m x 0.72m)

FIRST FLOOR

Landing

4'1" x 5'10" (1.25m x 1.80m)

Bedroom 1

8'6" x 13'3" (2.61m x 4.04m)

Bedroom 2

8'11" x 9'3" (2.74m x 2.82m)

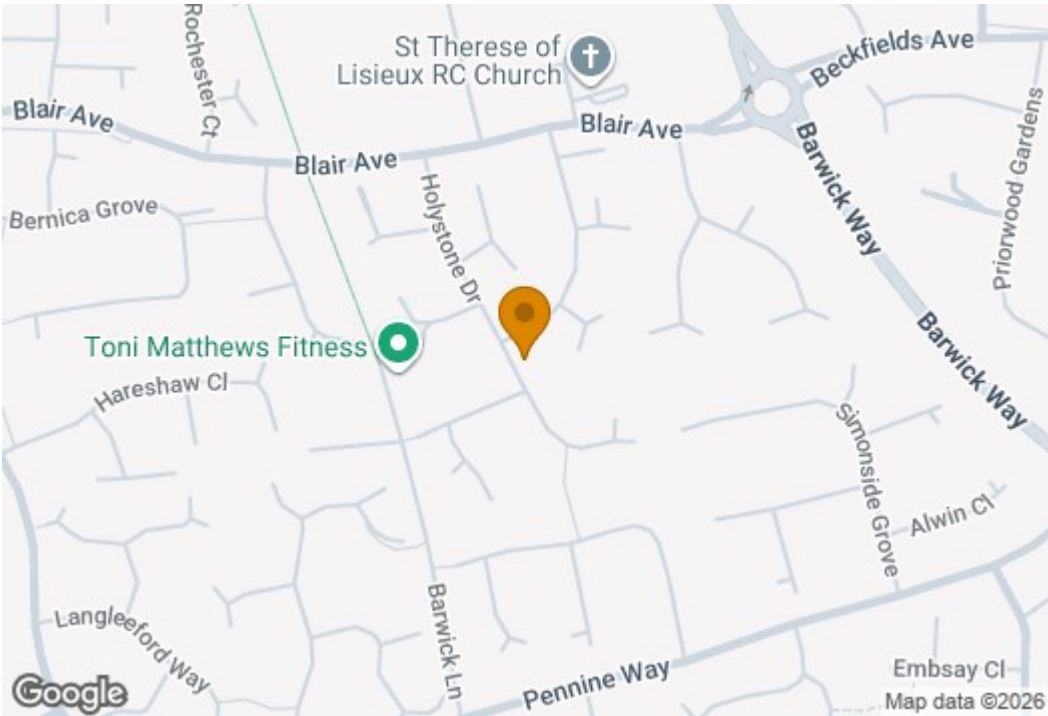
Bedroom 3

9'0" x 6'0" (2.75m x 1.83m)

Bathroom

6'3" x 6'2" (1.93m x 1.90m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

997 ft²

92.6 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.

GIRAFFE 360

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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