

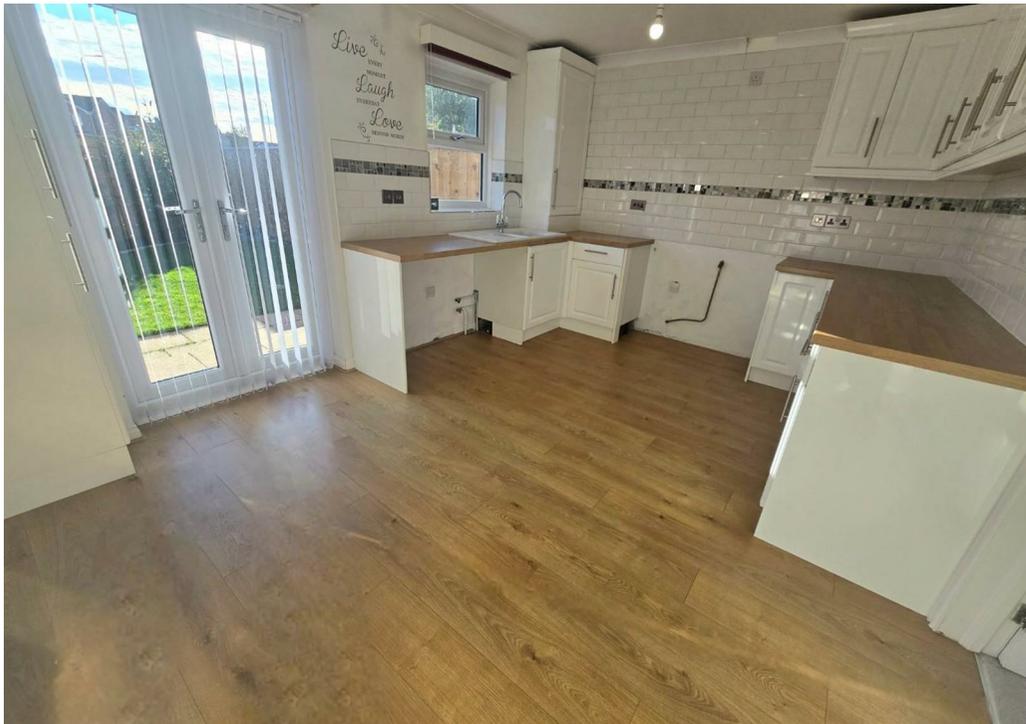


**Ingleborough Lane, Ingleby Barwick, TS17 0PT**  
**3 Bed - House - Semi-Detached**  
**£189,995**

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



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS



# Ingleborough Lane, TS17 0PT

\*\*\* NO CHAIN SALE \*\*\*

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

NEW TO THE MARKET, with Smith & Friends Estate Agents, this lovely three bedroom semi-detached property situated within the sought after area of Sober Hall, Ingleby Barwick. Located within walking distance of Ingleby Mill, Manor and Barleyfields Schools, including local amenities.

The property briefly comprises of: Entrance Hallway, Living Room, Open-Plan Kitchen/Diner with French Doors to the rear garden.

The First Floor provides a Landing with Three Bedrooms, Master Bedroom to the front of the property with Built in Wardrobes and a Family Bathroom off the landing.

The property benefits from having a loft ladder and fully boarded loft, allowing potential for expansion, subject to planning terms.

Externally, the property has a new Resin Driveway with a Small Lawn and Single Garage, whilst the rear of the property benefits from a patio area and well maintained lawn, with a new fence recently installed.

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.



## GROUND FLOOR

### Entrance Hallway

5'5" x 3'10"

### Living Room

14'2" x 11'1"

### Kitchen / Diner

10'6" x 14'6"

## FIRST FLOOR

### Landing

9'9" x 6'3"

### Bedroom 1

9'0" x 11'11"

### Bedroom 2

8'6" x 7'8"

### Bedroom 3

6'10" x 7'9"

### Family Bathroom

5'7" x 6'3"

### SINGLE GARAGE

17'4" x 9'6"





- **No Chain Sale**
- **Ideal Purchase for First Time Buyer or an Investor for a Buy-to-Let**
- **Situated within the Sought after area of Sober Hall, Ingleby Barwick**
- **Single Garage with resin Driveway**
- **Enclosed Rear Garden**
- **Located within Walking Distance of Ingleby Mill, Manor and Barleyfields Schools**





Ground Floor



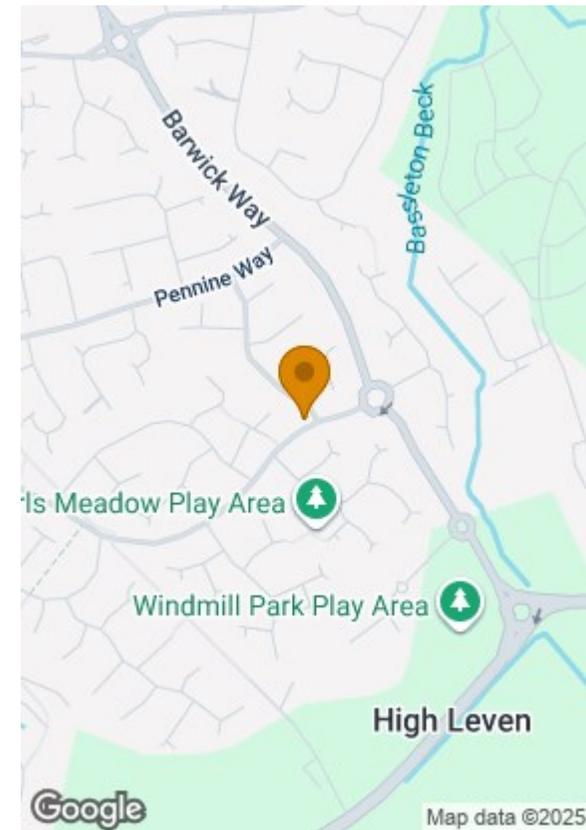
Floor 1

Approximate total area<sup>(1)</sup>  
839 ft<sup>2</sup>  
77.9 m<sup>2</sup>

(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		77	82
(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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