



**Emmetts Garden, TS17 0YH**  
**2 Bed - Bungalow - Semi Detached**  
**50% Shared Ownership £85,500**

**Council Tax Band: B**  
**EPC Rating: C**  
**Tenure: Leasehold**



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



# Emmetts Garden, TS17 0YH

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

\*\*\* OVER 55's SHARED OWNERSHIP \*\*\*

NEW TO THE MARKET, with Smith & Friends Estate Agents this two bedroom semi-detached bungalow, situated within a quiet cul-de-sac in the sought after area of Beckfield's, Ingleby Barwick.

The property briefly comprises of; Entrance Hallway, Living / Dining Room, Kitchen, Bedroom One & Bedroom Two, and a Three Piece Family Bathroom.

Externally, the property has a Single Garage, with Internal Access to the Bungalow, Long Driveway allowing ample of off-street parking.

The front of the property has a lawn area, whilst the rear of the property benefits from being enclosed with a well maintained lawn and patio area.

For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

Terms Apply for the Purchase - via Home Group

## GROUND FLOOR

### Entrance Hallway

10'0" x 3'7" (3.06m x 1.10m)

### Living / Dining Room

10'11" x 17'10" (3.34m x 5.46m)

### Kitchen

6'8" x 10'7" (2.04m x 3.24m)

### Bedroom 1

9'7" x 14'2" (2.94m x 4.32m)

### Bedroom 2

8'0" x 10'4" (2.44m x 3.15m)

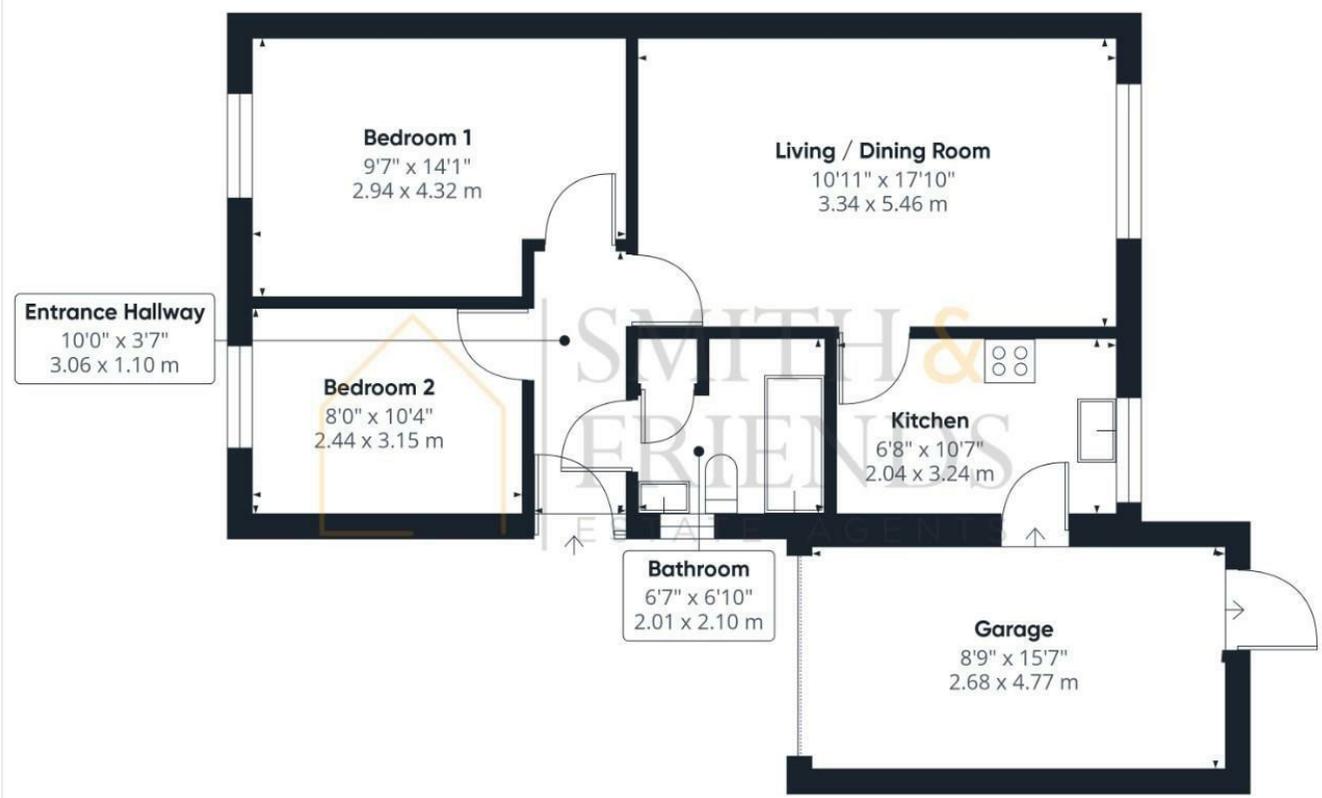
## Bathroom

6'7" x 6'10" (2.01m x 2.10m)

## SINGLE GARAGE

8'9" x 15'7" (2.68m x 4.77m)



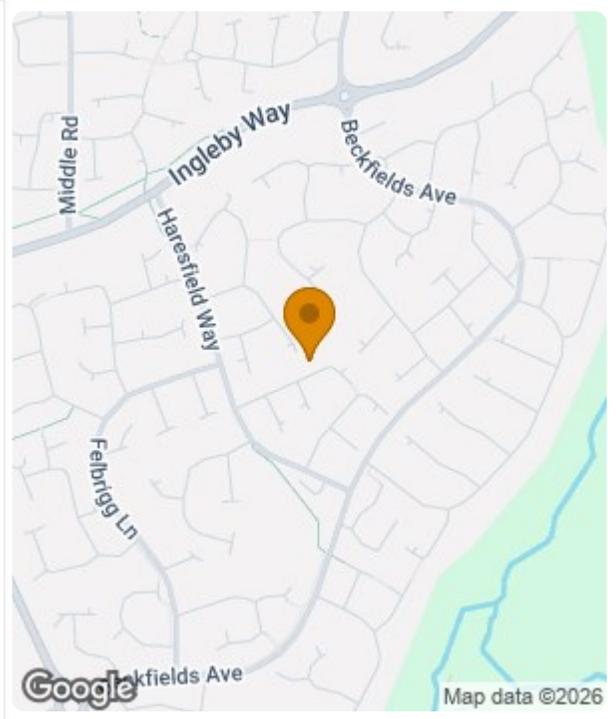


Approximate total area<sup>1)</sup>  
700 ft<sup>2</sup>  
65 m<sup>2</sup>

(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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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