



*** NO CHAIN ***

SMITH & FRIENDS are pleased to bring to the market this rare 3 bedroom detached bungalow, situated on a popular modern development, located within the Sober Hall Area of Ingleby Barwick.

The Property briefly comprises of: Entrance Vestibule, Hallway, Fitted Kitchen, Good Sized Lounge, Three Double Bedrooms, One with Fitted Dressing Table and Wardrobes and a New Refurbished Modern Bathroom/WC. Externally to the front is a low maintenance gravelled area, whilst to the rear is an enclosed private garden laid to lawn with paved/patio area. A driveway to the side providing off street car parking for up to three cars leading to the detached garage.

Wensleydale Grove, Ingleby Barwick, TS17 0QQ

3 Bedroom - Bungalow - Detached

£249,995

EPC Rating: C

Tenure: Freehold

Council Tax Band: D



**SMITH &
FRIENDS**
ESTATE AGENTS

Wensleydale Grove, Ingleby Barwick, TS17 0QQ



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	71	
(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	

