



Brantingham Drive, TS17 5LS
6 Bed - House - Detached
£499,999

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



Brantingham Drive Ingleby Barwick TS17 5LS

*** NO CHAIN SALE ***

*** PRICED FOR QUICK SALE ***

SMITH & FRIENDS are delighted to bring to the market this stunning detached home offering accommodation over three floors. Boasting spacious living space that can be optimised to suit a new tenant.

The stunning kitchen/family room, luxurious feeling lounge and stunning landscaped garden are all stand out features, within a property that does not fail to impress, throughout. You enter the home being greeted by the large and welcoming reception hall, with open plan dining room, double doors open to the lounge on your right, whilst the rear, 31ft plus kitchen/family room runs along the rear.

A generous utility, cloakroom/WC and garden room complete the ground floor. The first floor brings Four of the bedrooms, the 'Master', leading into a spacious dressing room, with a stunning bathroom en-suite, a further en-suite benefits bedroom two, the first floor also provides a study (Previously used as a single bedroom) and a separate family bathroom.

The second floor offers a further shower room, located between the two bedrooms. The landscaped rear garden boasts artificial, all-weather lawns, and impressive patios, with a hot tub under timber canopy/gazebo. The landscaping is continued to the front, whilst a block paved drive allows of road parking, approaching the integral garage.

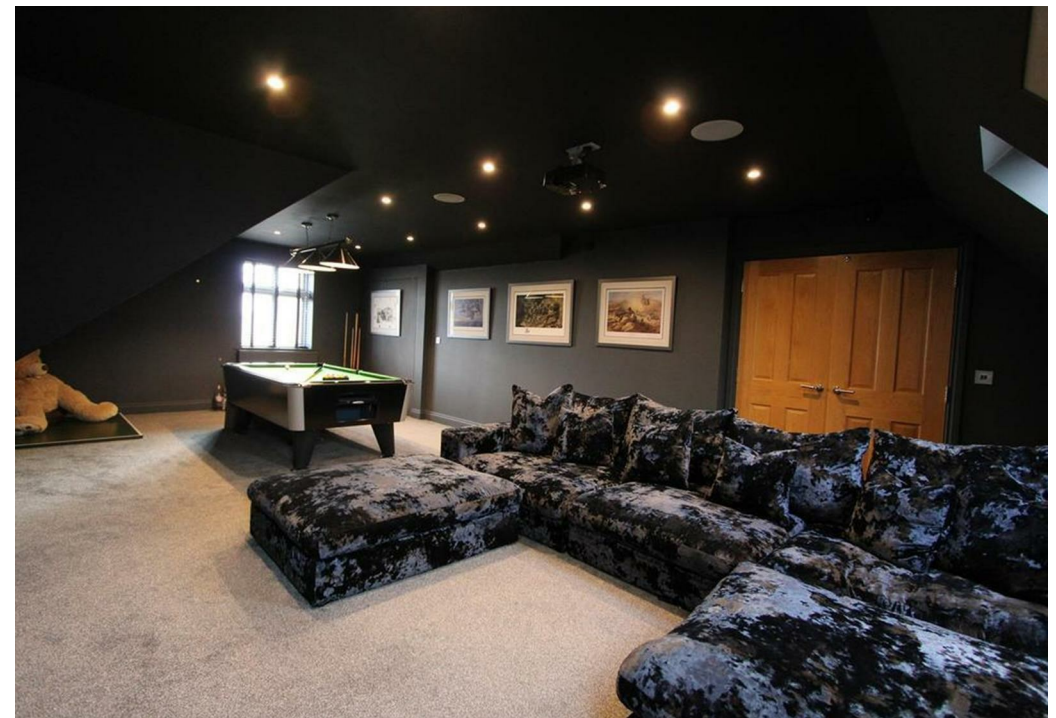
For sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

AUCTION - STARTING BID PRICE £499,999











NOTE:

*Photos for demonstration purposes only. *

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

GROUND FLOOR

Lounge

16'10" x 12'10" (5.14m x 3.92m)

Dining Room / Entrance Hall

18'1 x 16'10 (5.51m x 5.13m)

Kitchen

31'0" x 13'4" (9.47m x 4.08m)

Utility Room

11'6" x 5'11" (3.53m x 1.81m)

Downstairs WC

7'9" x 4'4" (2.37m x 1.33m)

Garden Room

19'7" x 8'11" (5.98m x 2.74m)

First Floor Landing

Master Bedroom

17'5" x 13'8" (5.33m x 4.18m)

Dressing Room

11'6" x 8'6" (3.51m x 2.61m)

En-suite

10'5" x 8'6" (3.20m x 2.61m)

Bedroom 6

9'8" x 6'9" (2.95m x 2.07m)

Bedroom 2

12'11" x 10'2" (3.95m x 3.12m)

Bathroom

9'9" x 5'6" (2.99m x 1.70m)

Bedroom 3

16'11" x 13'7" (5.16m x 4.16m)

En-suite

6'5" x 6'3" (1.97m x 1.91m)

Second Floor Landing

Bedroom 4

28'7" x 16'6" (8.72m x 5.03m)

Bedroom 5

17'1" x 13'6" (5.23m x 4.12m)

Shower Room

8'5" x 7'1" (2.58m x 2.18m)

Auctioneer's Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £445 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

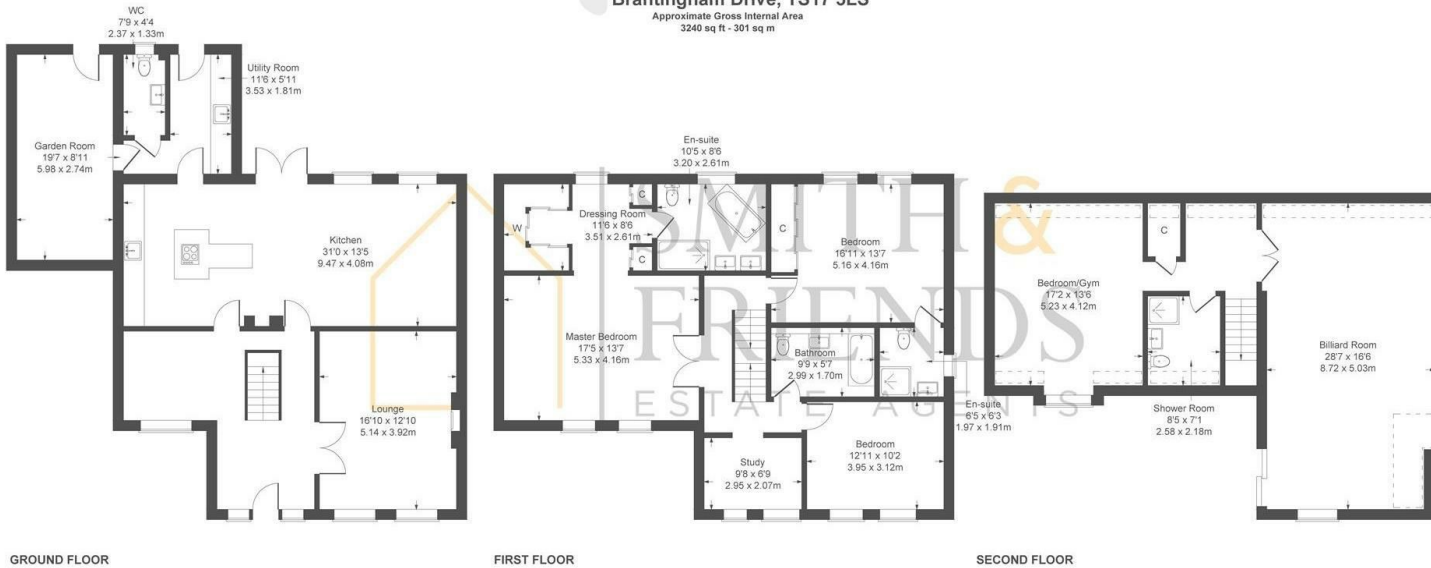
NOTE:

Photos used are from when the vendor lived at the property, these are used to show how the home looked prior to them vacating the property.





Brantingham Drive, TS17 5LS
 Approximate Gross Internal Area
 3240 sq ft - 301 sq m



Not to Scale. Produced by The Plan Portal 2023
 For Illustrative Purposes Only.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	83
(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		

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