



Harebell Close, TS17 0SN
3 Bed - House - Detached
Starting Bid £150,000

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



**SMITH &
FRIENDS**
ESTATE AGENTS



Harebell Close, TS17 0SN

*** NO CHAIN ***
*** IDEAL FOR FIRST TIME BUYER OR INVESTOR ***

SMITH & FRIENDS are Pleased to Bring to the Market this Three Bedroom Detached Family Home Located within the 'Lowfields' Area of Ingleby Barwick.

The Property Briefly Comprises of; Entrance Hallway, Living Room and Open Plan Kitchen/Diner. To the First Floor there are Three Bedrooms, and Family Shower Room.

Externally, the Property has a Small Lawned Front Garden with a Long Side Driveway for Plenty of Off Road Parking. The Rear of the Property has an Enclosed Rear Garden.

This property is 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.

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

FOR SALE BY AUCTION. STARTING BID PRICE £150,000



GROUND FLOOR

Entrance Hallway

6'4" x 4'8" (1.94m x 1.44m)

Living Room

14'0" x 12'7" (4.27m x 3.85m)

Kitchen / Diner

10'11" x 15'7" (3.34m x 4.76m)

FIRST FLOOR

Landing

8'9" x 6'2" (2.67m x 1.90m)

Bedroom 1

14'11" x 8'8" (4.56m x 2.65m)

Bedroom 2

9'11" x 9'1" (3.04m x 2.77m)

Bedroom 3

9'3" x 6'10" (2.83m x 2.10m)

Family Bathroom

6'8" x 6'2" (2.04m x 1.88m)





Ground Floor



Floor 1

Approximate total area¹

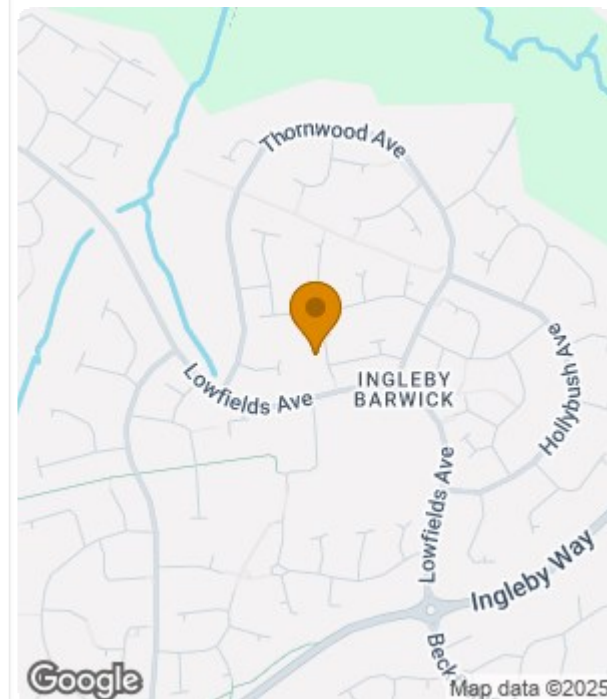
763.91 ft²
70.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

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.

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

Tel: 01642 762944

inglebybarwick@smith-and-friends.co.uk

www.smith-and-friends.co.uk

