

Whernside Crescent, Ingleby Barwick



Offers Over £315,000

IH INGLEBY HOMES





Extended, remodelled, and much upgraded - this large, six bedroom property now delivers accommodation approaching 2000sqft.

Located within the favoured 'Sober Hall' area of Ingleby Barwick, whilst occupying a generous corner position, with good frontage allowing ample parking, and generous rear garden with modern re-laid patios and lawn, bordered with established greenery, trees and shrubs.

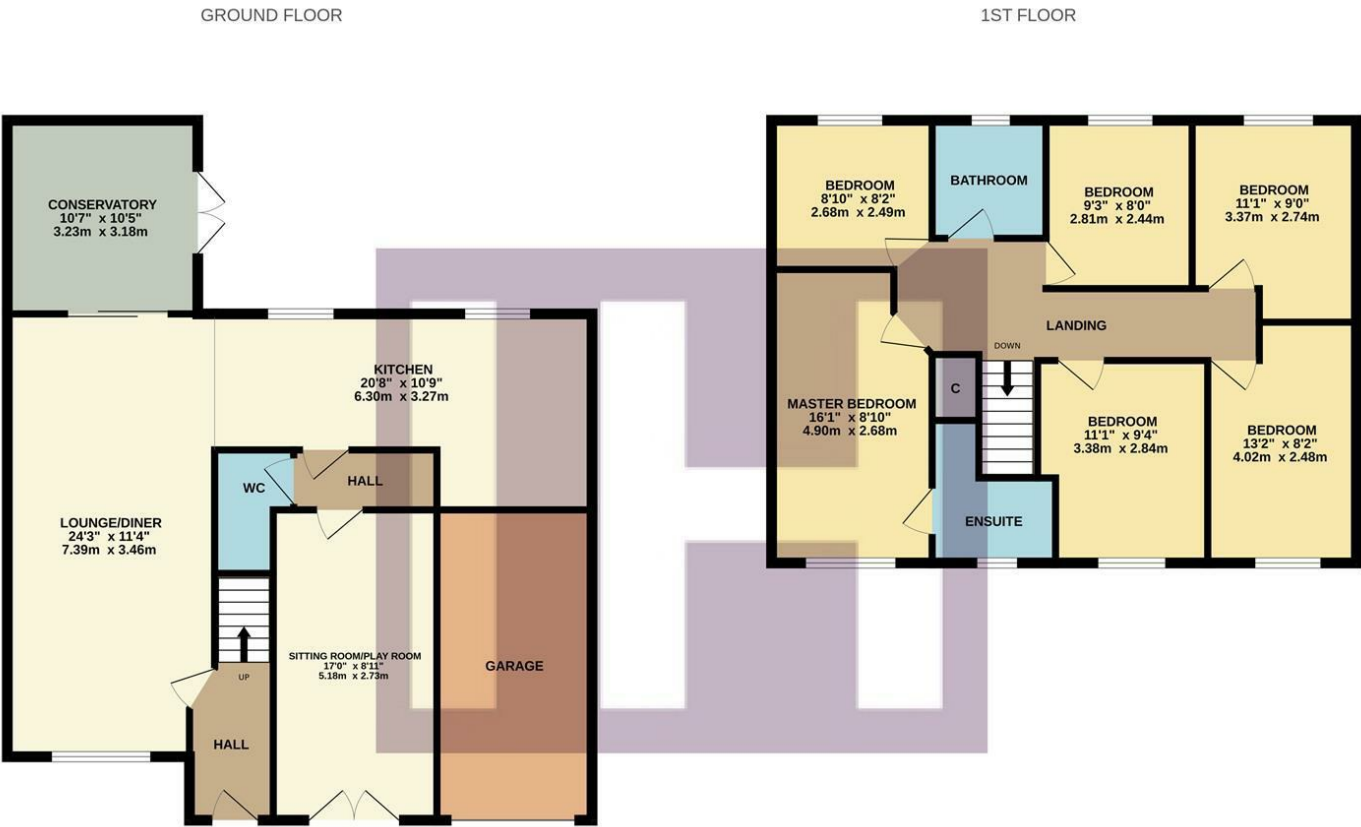
Internally, the ground floor delivers a really impressive, large and open-plan 'L' shape living space incorporating the living room, dining space and continuing to the super refitted kitchen, with feature ceiling detail and spot lights - a super family space. A rear conservatory further enhances the accommodation and makes the most of the attractive gardens, whilst a useful sitting/playroom has been provided by way of a garage conversion, passing the utility space, and cloakroom WC when accessing internally. One of previous double garage still remains.



The first floor brings six bedrooms, 'Master' with a fabulous newly refitted ensuite, and separate family bathroom - lease refer t the floorplan for an illustration of the layout and size.

Viewing advised.

The Layout



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- Extended, upgraded and remodelled
- Six first floor bedrooms, 'Master' with stylish refitted ensuite
- Superb open-plan living/dining/kitchen space
- Further sitting/playroom provided by way of a garage conversion
- Viewing advised
- Generous corner plot within sober hall



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