

Tarr Steps, Ingleby Barwick



£235,000

IH INGLEBY HOMES





This three bedroom detached property enjoys a generous plot, with established rear garden, front garden, drive, detached garage and additional side space which has been laid to a modern resin ,whilst being situated within this desirable 'Sober Hall' location.

The ground floor is enhanced with the addition of a large rear conservatory adding to the living space, which also brings an entrance hall, cloakroom/WC, lounge, fitted kitchen and dining room. Three bedrooms are found on the first floor, all with fitted robes and principal with ensuite, along with the family bathroom.



The additional side space allows extra parking, or could allow the building of a further garage subject to any necessary consent. The rear garden boasts a patio which has also been laid to resin, the rest laid mainly to pebble and fence enclosed with established shrubs.

No forward chain.

The Layout



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: C
Tenure: Freehold



- Desirable 'Sober Hall' area of Ingleby Barwick
- No forward chain, viewing advised
- Large rear conservatory addition
- Separate lounge, dining room and fitted kitchen
- Master bedroom with ensuite, all bedrooms with fitted robes
- No forward chain