



Smith & Friends are pleased to offer for sale this four bedroom/ two bathroom detached house in the sought after Broomhill area of Ingleby Barwick. In an attractive cul de sac location with a good sized enclosed rear garden with paved patio area, integral garage and driveway providing off street parking.

Presented in good decorative order the property offers family sized accommodation with the benefit of gas central heating and upvc double glazing and all fitted carpets, floor coverings, blinds and light fittings are included in the sale.

Hilderthorpe Close is located off Hillmorton Road in a residential area off Broomhill Avenue only a short walk from local shops, bars and restaurants, Ingleby Barwick centre including Tesco, excellent schools for all age groups, Romano Park, regular bus services and an excellent network of roads including the A66 and A19 providing access to the surrounding residential and commercial areas.

The accommodation briefly comprises: Entrance Hall with stairs to the first floor, Lounge with bay window, open plan Kitchen/ Dining Room with fitted floor and wall units, built in oven and hob and integrated dishwasher and fridge/ freezer, Rear Hall, ground floor Cloakroom/ wc, Landing, Bedroom 1 with fitted wardrobes and En Suite Shower Room/ wc, Bedroom 2 with fitted wardrobes, Bedroom 3, Bedroom 4 and family Bathroom/ wc.

Offered for sale at a competitive price level early viewing is highly recommended.

Hilderthorpe Close, Ingleby Barwick, TS17

5BR

4 Bed - House - Detached

£239,950

EPC Rating:

Council Tax Band: D



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Hilderthorpe Close, Ingleby Barwick, TS17 5BR



GROUND FLOOR

Entrance Hall

Cloakroom/ wc

5'0 x 4'0 (1.52m x 1.22m)

Lounge

16'10 into bay x 10'10 narrowing to 9'6 (5.13m into bay x 3.30m narrowing to 2.90m)

Kitchen/ Dining Room

14'0 x 11'10 (4.27m x 3.61m)

Rear Hall

FIRST FLOOR

Landing

Bedroom 1

14'10 x 10'8 (4.52m x 3.25m)

Bedroom 2

11'10 x 8'8 including wardrobes (3.61m x 2.64m including wardrobes)

En Suite Shower Room/ wc

6'10 x 4'4 (2.08m x 1.32m)

Bedroom 3

12'0 x 7'8 narrowing to 7'0 (3.66m x 2.34m narrowing to 2.13m)

Bedroom 4

8'8 x 7'10 (2.64m x 2.39m)

Family Bathroom/ wc

6'10 x 6'6 (2.08m x 1.98m)

OUTSIDE

Garage

17'0 x 8'8 (5.18m x 2.64m)

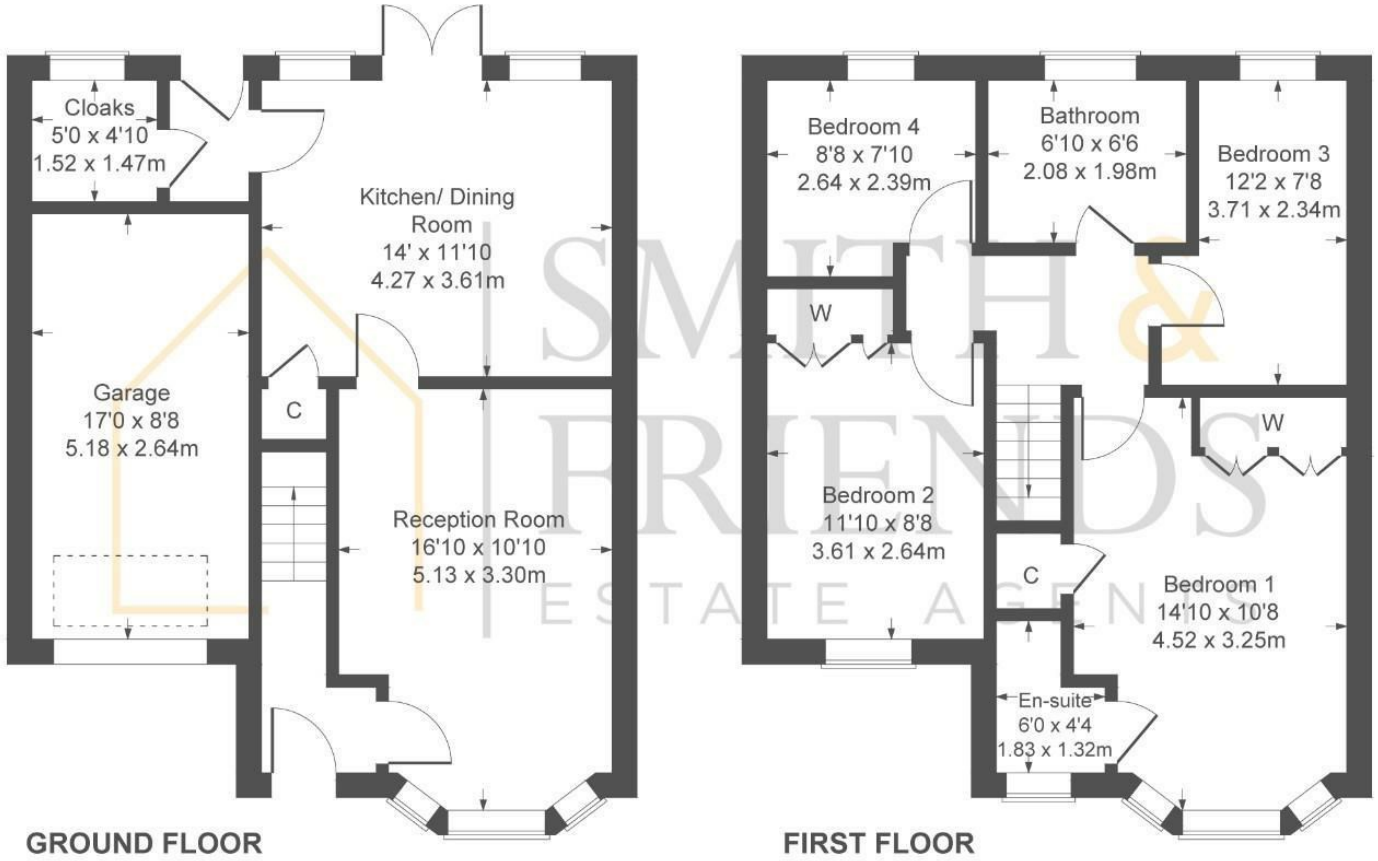


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Hilderthorpe Close

Approximate Gross Internal Area
1202 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2024
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 | | |
| (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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