



Smith and Friends are pleased to offer for sale this superb four bedroom detached house located on Apsley Way. The property stands on a large corner plot with off street parking for several cars, a double garage and low maintenance enclosed rear garden with both paved and decked patio areas.

The accommodation briefly comprises. Ground floor: Entrance Porch, Entrance Hall with laminate flooring and spindal staircase to the first floor, Cloakroom/ wc with refitted white suite, Lounge with bay window and laminate flooring, large open plan Kitchen/ Dining Room with refitted floor and wall units, fitted breakfast bar, built in oven and an Induction hob and laminate flooring, large Conservatory with french doors to the rear garden and Utility Room.

First floor: Landing with staircase to second floor, Bedroom 1 with En Suite Shower Room/ wc with refitted white suite, Bedroom 3, Bedroom 4 and family Shower Room/ wc with refitted white suite and chrome waterfall shower. Second floor: Landing, Cloakroom/ wc with drying cupboard with dehumidifier and extractor fan and Bedroom 2.

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

UNFURNISHED / NO SMOKERS / PETS CONSIDERED, Subject to Terms.  
 REQUIRED EARNINGS: Tenants £50,850pa; Guarantor, if required £61,020pa  
 RENT £1,695 PCM  
 BOND £1,955

(Application is subject to a Holding Fee - please refer to our website for further details)

**Apsley Way, Ingleby Barwick, TS17 5GB**

**4 Bedroom - House - Detached**

**£1,695 Per Calendar Month**

**EPC Rating: C**

**TENURE:**

**COUNCIL TAX BAND: D**





# Apsley Way, Ingleby Barwick, TS17 5GB



Porch  
5'4 x 3'10 (1.52m'1.22m x 0.91m'3.05m)

Entrance Hall  
12'4 x 6'8 (3.66m'1.22m x 1.83m'2.44m)

Cloakroom/ wc  
4'8 x 2'10 (1.22m'2.44m x 0.61m'3.05m)

Lounge  
12'2 x 13'0 increasing to 15'6 into bay (3.66m'0.61m x 3.96m'0.00m increasing to 4.57m'1.83)

Kitchen/ Dining Room  
17'10 x 9'10 increasing to 11'10 (5.18m'3.05m x 2.74m'3.05m increasing to 3.35m'3.05)

Conservatory  
18'6 x 8'10 (5.49m'1.83m x 2.44m'3.05m)

Utility Room  
5'8 x 5'2 (1.52m'2.44m x 1.52m'0.61m)

Landing

Bedroom 1  
11'2 x 13'0 narrowing to 11'2 (3.35m'0.61m x 3.96m'0.00m narrowing to 3.35m'0.61m)

En Suite Shower Room/ wc  
5'6 x 4'8 (1.52m'1.83m x 1.22m'2.44m)

Bedroom 2  
9'10 x 9'10 (2.74m'3.05m x 2.74m'3.05m)

Bedroom 3  
9'10 x 8'10 (2.74m'3.05m x 2.44m'3.05m)

Family Bathroom/ wc  
7'10 x 7'4 (2.13m'3.05m x 2.13m'1.22m)

Landing

Bedroom 4  
13'10 x 11'0 (3.96m'3.05m x 3.35m'0.00m)

Cloakroom/ wc  
5'6 x 5'6 (1.52m'1.83m x 1.52m'1.83m)

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			86
(81-91) B		77	
(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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