

Henshaw Drive, Ingleby Barwick



Asking Price £205,000

**IH** INGLEBY HOMES





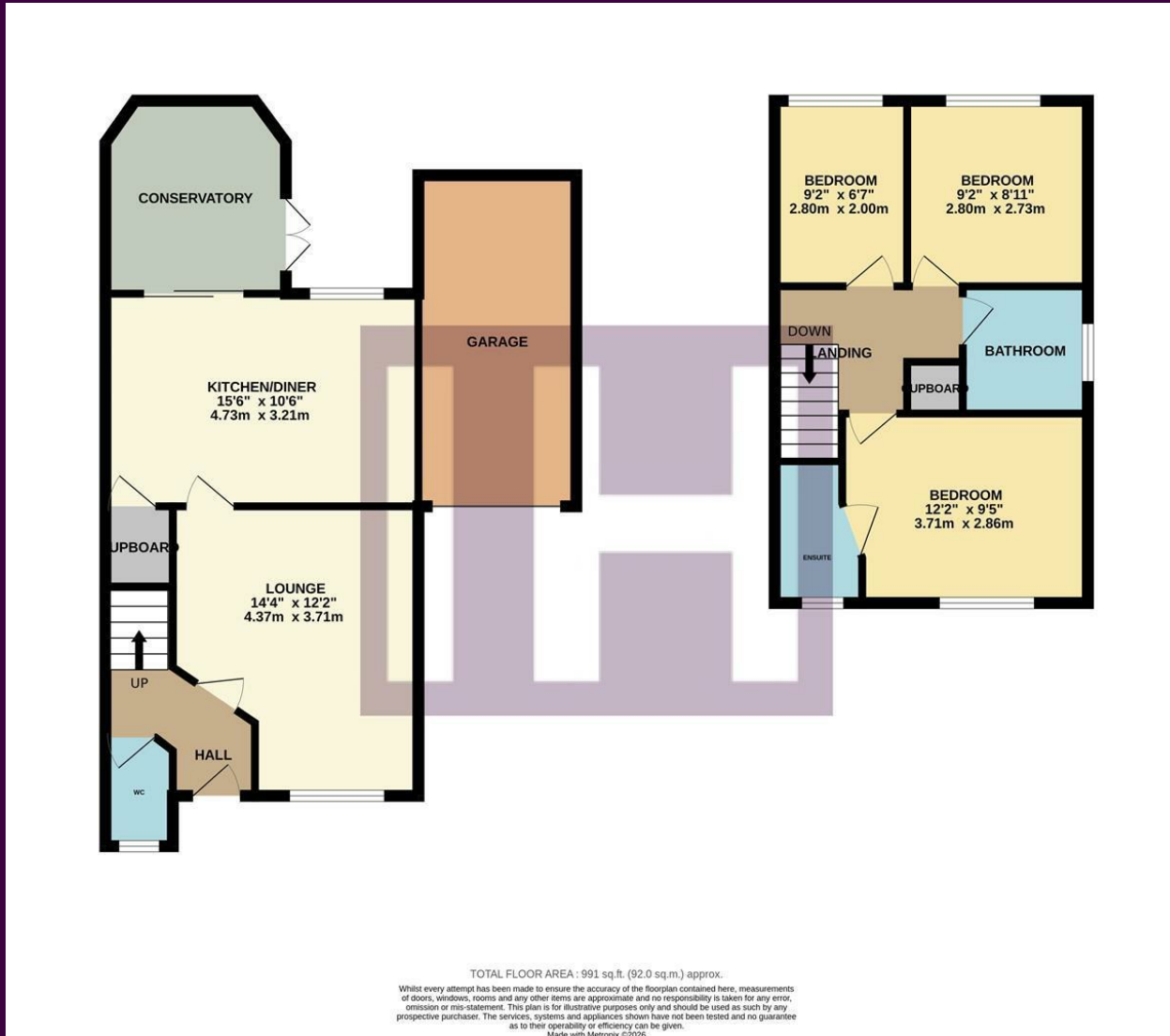
Enjoying an attractive position, set-back into a private drive, whilst being perfectly situated for 'highly regarded' schooling, both primary and secondary, this three bedroom detached property may be of particular interest to younger family's.

To the front, a side drive approaches the garage, passing the front garden of lawn and established greenery, complimented by the generous rear garden, being fully fence enclosed, surprisingly private, with lawn, near-end patio and soft-bark area - all with a sunny, southerly facing aspect.



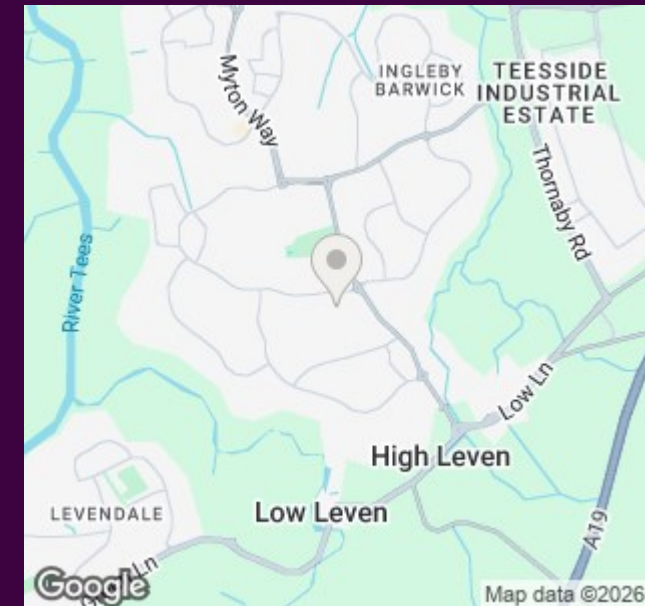
Internally, the accommodation comprises an entrance hall, cloakroom/WC, lounge, open-plan kitchen/diner and rear conservatory to the ground floor. The first floor brings three bedrooms, the larger primary with fitted robes and ensuite shower room. Separate family bathroom.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
(1-20) <b>G</b>			

# The Location



Council Tax Band:  
Tenure:

**C**  
Freehold



- Three bedroom detached property
- Attractive and private, southerly rear garden, drive and garage
- Pleasant position off private drive
- Close to 'highly regarded' schooling
- Lounge, open-plan kitchen/diner and rear conservatory
- Three first floor bedrooms, primary with fitted robes and ensuite shower room.