



An ideal opportunity for first time buyer or rental investor to purchase this smartly presented 2 bedroom mid terrace house with gardens to front and rear in addition o a double parking space to the front.

Inside, you will find a well-proportioned lounge that serves as an ideal space for relaxation or entertaining guests. The kitchen/dining area is well presented and this leads to the rear garden. To the first floor there are 2 bedrooms, bedroom 1 with built in wardrobes and a lovely bathroom/w.c. with over bath shower.

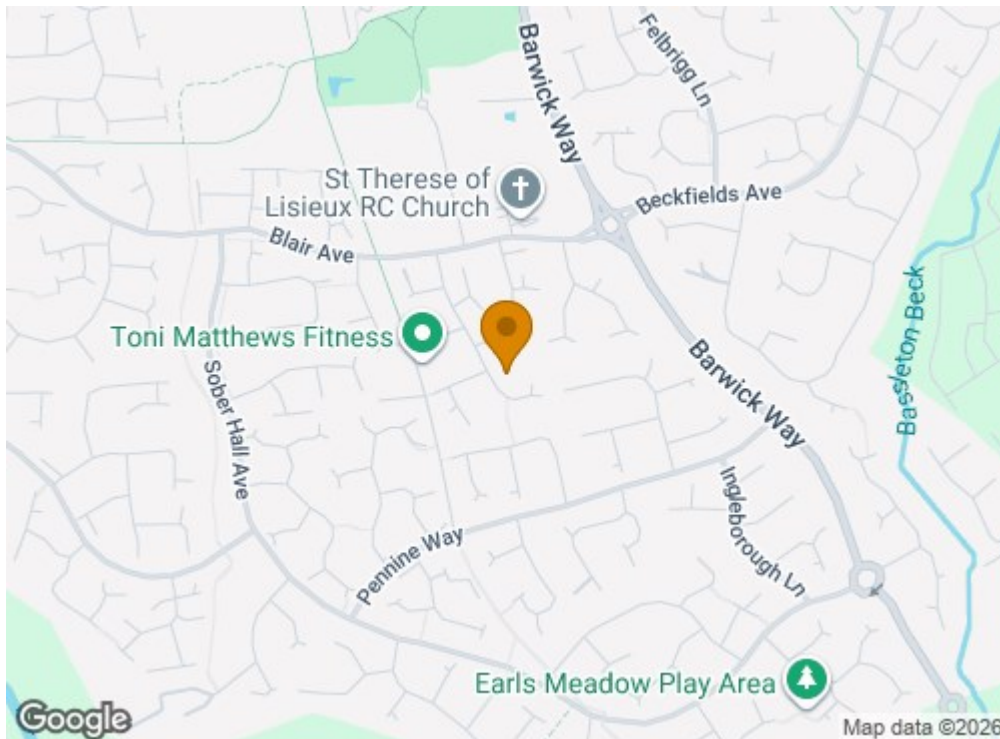
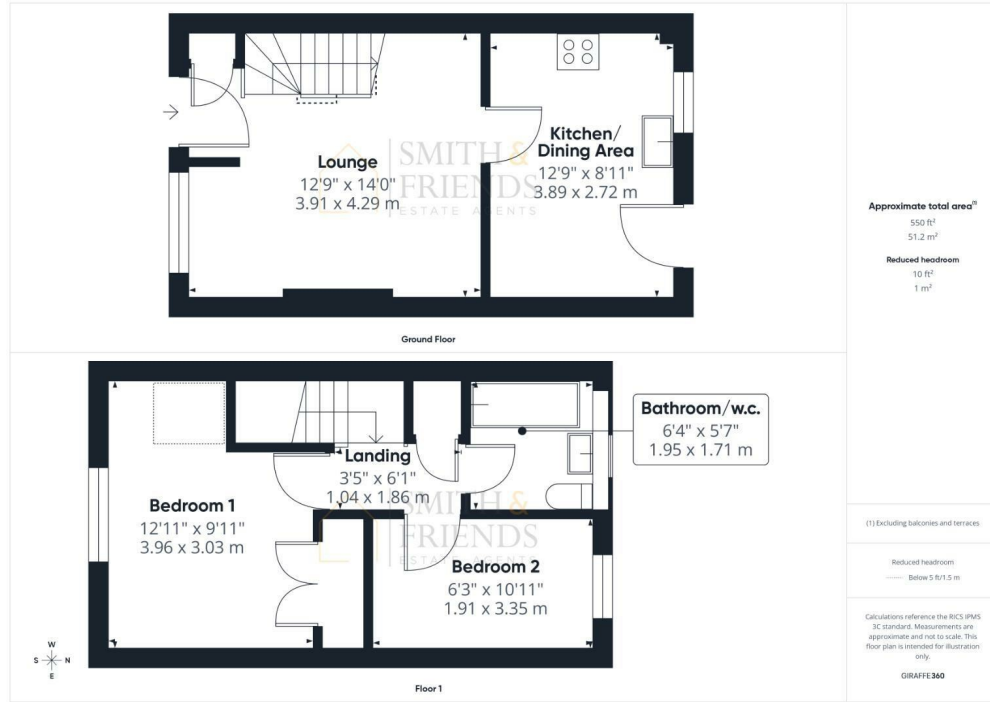
Ingleby Barwick is known for its friendly community atmosphere and excellent local amenities, including shops, schools, and parks, making it a desirable location for those seeking a balanced lifestyle.

Holystone Drive, TS17 0PW
2 Bedroom - House - Mid Terrace
£140,000
EPC Rating: C
Tenure: Freehold
Council Tax Band: B



**SMITH &
FRIENDS**
ESTATE AGENTS

Holystone Drive, Ingleby Barwick, TS17 0PW



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 can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends 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		77	82
		EU Directive 2002/91/EC	



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