



Apsley Way, Ingleby Barwick

£245,000

IH INGLEBY HOMES



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## NO CHAIN - MUST BE VIEWED

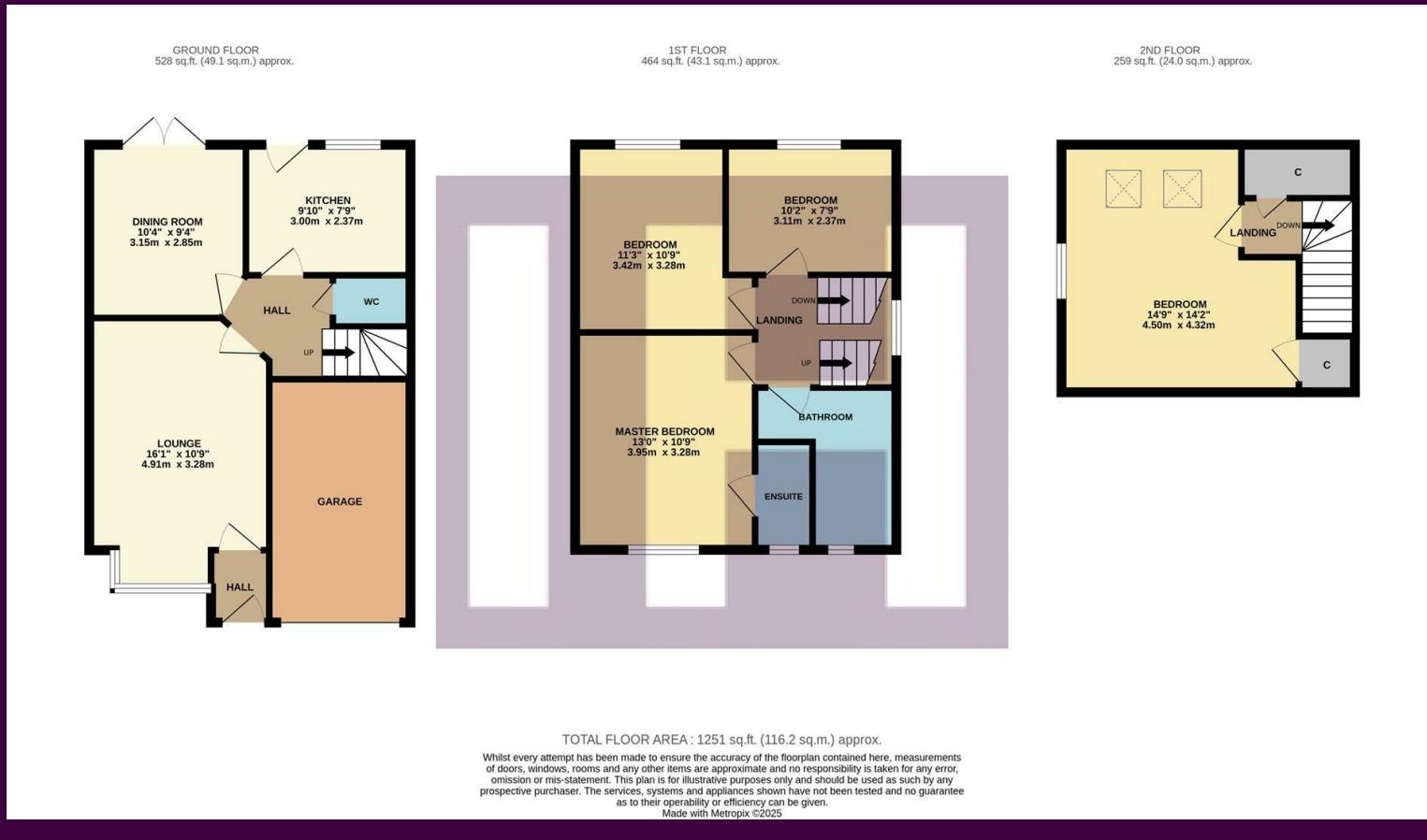
Enjoying a pleasant position within the favoured 'Rings' development of Ingleby Barwick, this very attractive four-bedroom detached property delivers modern accommodation over three impressive levels.

Externally, a front garden is laid to lawn with an established hedge front border giving privacy from the street, with a drive allowing off-road parking and approaching the integral single garage. Complimented by the fence enclosed rear garden, benefiting from a southerly facing aspect, laid to lawn with patio, mature rear borders and side path with access gate.

Internally, the accommodation briefly comprises an entrance hall, lounge, inner-hall, cloakroom/WC, dining room with 'French' doors to the garden, and separate fitted kitchen with integrated fridge/freezer, dishwasher and washer/dryer, on the ground floor. The first floor brings three of the bedrooms, 'Master' with a range of fitted robes/bedroom furniture and modern refitted ensuite, whilst robes are also available to bedroom four. The separate family bathroom has also been smartly refitted.

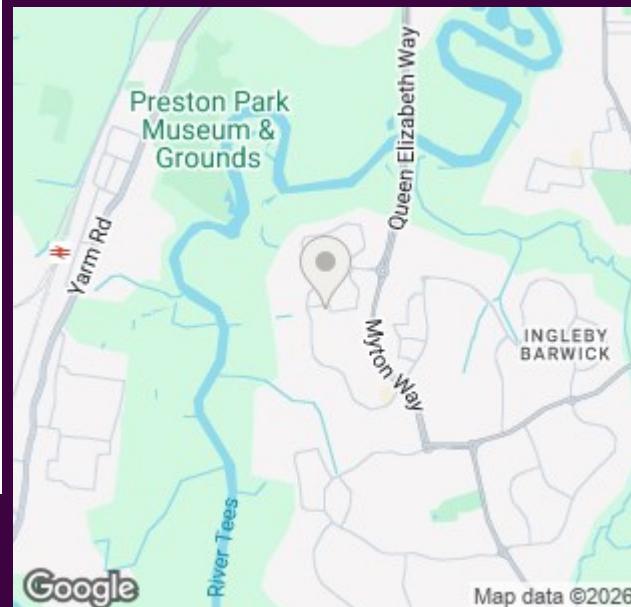
A further generous double bedroom occupies the second floor, with built in storage cupboard, whilst you pass a further large storage cupboard on the second floor landing. No forward chain involved.

# The Layout



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
EU Directive 2002/91/EC		73	79
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

## The Location



Council Tax Band:  
D  
Tenure:  
Freehold



- Four bedroom detached property delivered over three levels
- Favoured 'Rings' location
- Attractive gardens, drive and garage
- No forward chain, viewing advised
- Modern and tasteful decor throughout
- Master bedroom with a range of robes and refitted ensuite
- Impressive refitted family bathroom



[www.ingleby-homes.co.uk](http://www.ingleby-homes.co.uk)  
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