

Wensleydale Grove, Ingleby Barwick



£260,000





Situated within the favoured 'Sober Hall' area of Ingleby Barwick, this four bedroom detached home is available with 'No Forward Chain' - and certainly merits early inspection.

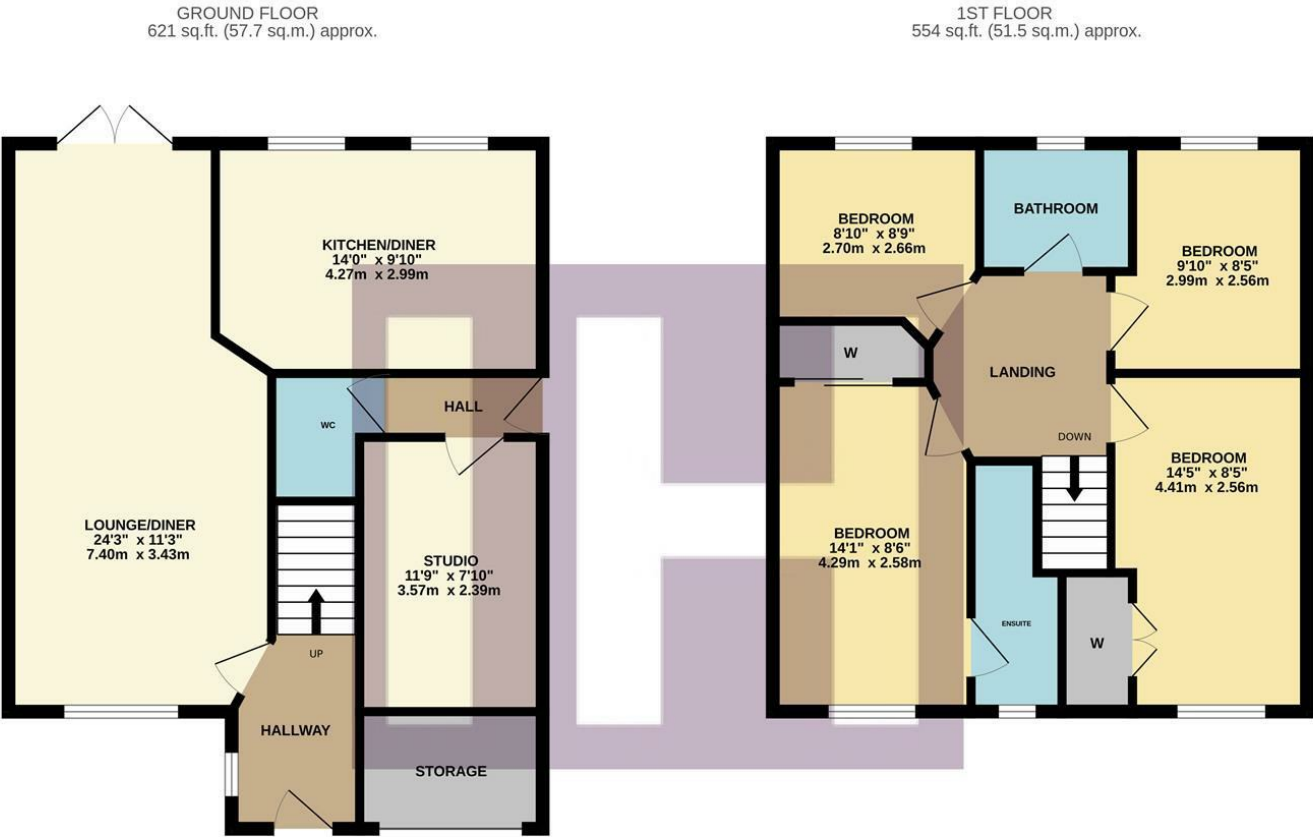
A majority internal garage conversion has helped deliver a studio/play room, accessed from an inner hall, with cloakroom/WC off, and side access door. The ground floor also brings an entrance hall, spacious 24ft plus lounge/diner, and separate kitchen/breakfast room.

Four bedroom are found to the first floor, 'Master' with ensuite and fitted robes, with further robes available to bedroom two. Separate family bathroom.

A double width front drive passes the lawned front garden, allowing off-road parking, and approaching the remainder of the garage, with up and over door allowing useful storage - and easily reversed to a full garage, should a new owner choose to do so. The fence enclosed, lawned rear garden brings a near end patio, a further circular patio, and far-end timber deck, and two timber sheds.



The Layout



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
	69	79			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The Location



Council Tax Band: D
Tenure: Freehold



- Favoured, 'Sober Hall' area of Ingleby Barwick
- An attractive four bedroom detached home
- Available with 'No Forward Chain'
- Generous through lounge/diner, separate kitchen/breakfast room
- 'Master' bedroom with ensuite and robes
- Front and rear gardens, drive and garage - currently converted to internal studio