



Available to let immediately, this beautifully presented four-bedroom detached family home is situated within the highly desirable Rings development of Ingleby Barwick, offering generous living accommodation, a superb conservatory and an excellent location close to schools, shops and transport links.

The property welcomes you with a bright entrance hallway, with a spacious dining room positioned to the front of the home. To the rear is a modern fitted kitchen complete with stylish tiled flooring, alongside a generous living room which seamlessly flows into an impressive 20ft+ conservatory, creating a fantastic additional reception space ideal for relaxing or entertaining. A convenient ground floor WC completes the downstairs accommodation.

To the first floor are four well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a three-piece suite.

Externally, the property enjoys a private rear garden which is not directly overlooked, a single garage, and a driveway providing off-road parking for two vehicles.

Ideally located close to highly regarded schools, local shops, supermarkets and everyday amenities, the property also offers excellent commuter access via the A66, A19 and A174, making it an ideal home for families and professionals alike. Early viewing is highly recommended.

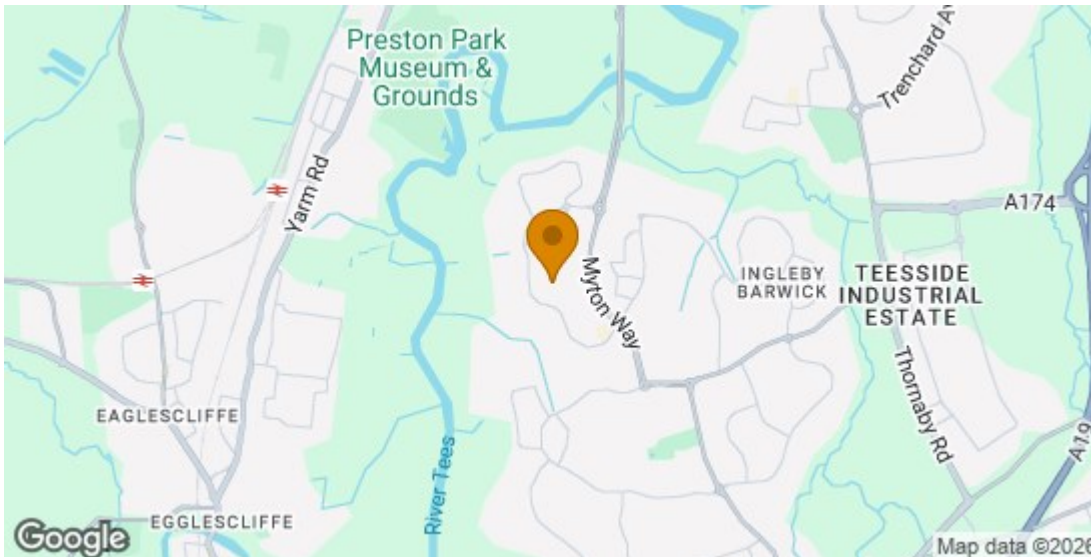
For a viewing contact SMITH AND FRIENDS Estate Agents, Ingleby Barwick.

UNFURNISHED / NO SMOKERS /
Tenant Income - £42,000 pa / Guarantor Income - £50,400 pa

Kirkbride Way, Ingleby Barwick, TS17 5NN
4 Bedroom - House - Detached
£1,400 Per Month
EPC Rating: C
TENURE:
COUNCIL TAX BAND: D



Kirkbride Way, Ingleby Barwick, TS17 5NN



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | 75 | |
| (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 | |

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

Barwick Lodge, Ingleby Way, Ingleby Barwick, TS17 0RH

01642 762944

inglebybarwick@smith-and-friends.co.uk

