



**** AVAILABLE IMMEDIATELY ****
**** FULLY REFURBISHED THROUGHOUT ****

Situated in the highly sought-after Broomhill area of Ingleby Barwick, this exceptional four-bedroom detached home has been fully refurbished to a high standard and is available immediately.

The property offers a spacious living room with bay window and contemporary media wall with electric fireplace, a separate dining area with doors leading to a generous private rear garden, and a stunning newly fitted kitchen with integrated appliances. Upstairs features four well-proportioned bedrooms, including a master with en-suite and fitted wardrobes, alongside a modern family bathroom.

Externally, the home benefits from a double-width driveway, single garage with EV charging point, and a large private rear garden.

Ideally located close to highly regarded schools, local amenities, and excellent transport links via the A66, A19, and A174.

Perfect for families and professional tenants alike. Available immediately. Early viewing highly recommended.

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

UNFURNISHED / NO SMOKERS /
 Tenant Income - £49,500 pa / Guarantor Income - £59,400 pa

Little Pasture, Ingleby Barwick, TS17 5ND

4 Bedroom - House - Detached

£1,650 Per Month

EPC Rating: C

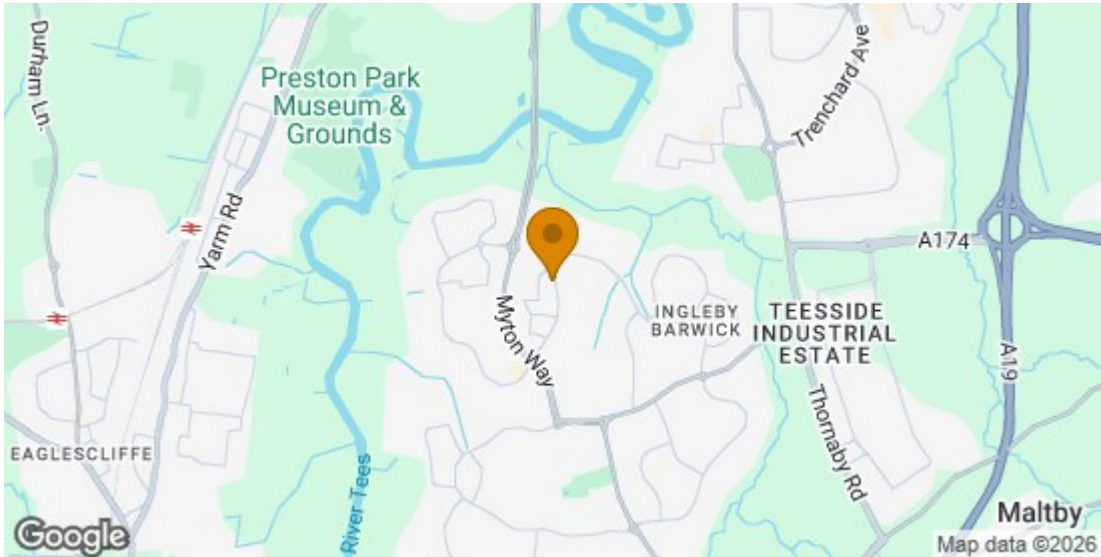
TENURE:

COUNCIL TAX BAND: D



**SMITH &
 FRIENDS**
 ESTATE AGENTS

Little Pasture, Ingleby Barwick, TS17 5ND



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		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

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