



Emmetts Garden, TS17 0YH
2 Bed - Bungalow - Semi Detached
50% Shared Ownership £85,500

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS



Emmetts Garden, TS17 0YH

*** NO CHAIN SALE ***
*** OVER 55's SHARED OWNERSHIP ***

NEW TO THE MARKET, with Smith & Friends Estate Agents this two bedroom semi-detached bungalow, situated within a quiet cul-de-sac in the sought after area of Beckfield's, Ingleby Barwick.

The property briefly comprises of; Entrance Hallway, Living / Dining Room, Kitchen, Bedroom One & Bedroom Two, and a Three Piece Family Bathroom.

Externally, the property has a Single Garage, with Internal Access to the Bungalow, Long Driveway allowing ample of off-street parking.
The front of the property has a lawn area, whilst the rear of the property benefits from being enclosed with a well maintained lawn and patio area.

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

Terms Apply for the Purchase - via Home Group

GROUND FLOOR

Entrance Hallway

10'0" x 3'7" (3.06m x 1.10m)

Living / Dining Room

10'11" x 17'10" (3.34m x 5.46m)

Kitchen

6'8" x 10'7" (2.04m x 3.24m)

Bedroom 1

9'7" x 14'2" (2.94m x 4.32m)

Bedroom 2

8'0" x 10'4" (2.44m x 3.15m)

Bathroom

6'7" x 6'10" (2.01m x 2.10m)

SINGLE GARAGE

8'9" x 15'7" (2.68m x 4.77m)

Charges Payable

The current annual charges payable to Home Group from 1st April 2026 are £2,078.86 and are broken down as follows:

- Management charge – £324.14
- Insurance charge- £271.18
- Service charge - £265.54
- Reserve fund - £1,218.00

Rent payable per month - £69.50

The above charges are reviewed annually on 1st April.



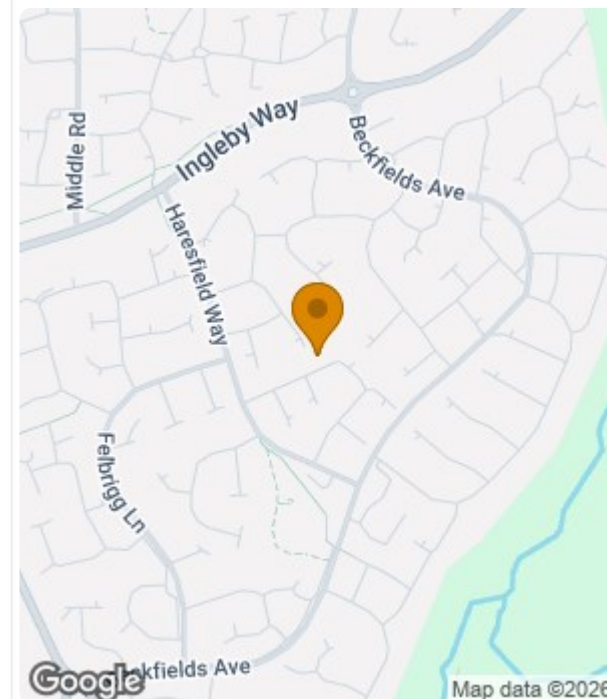


Approximate total area[®]
700 ft²
65 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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		
	70	77
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 incentives relating to these services.

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